



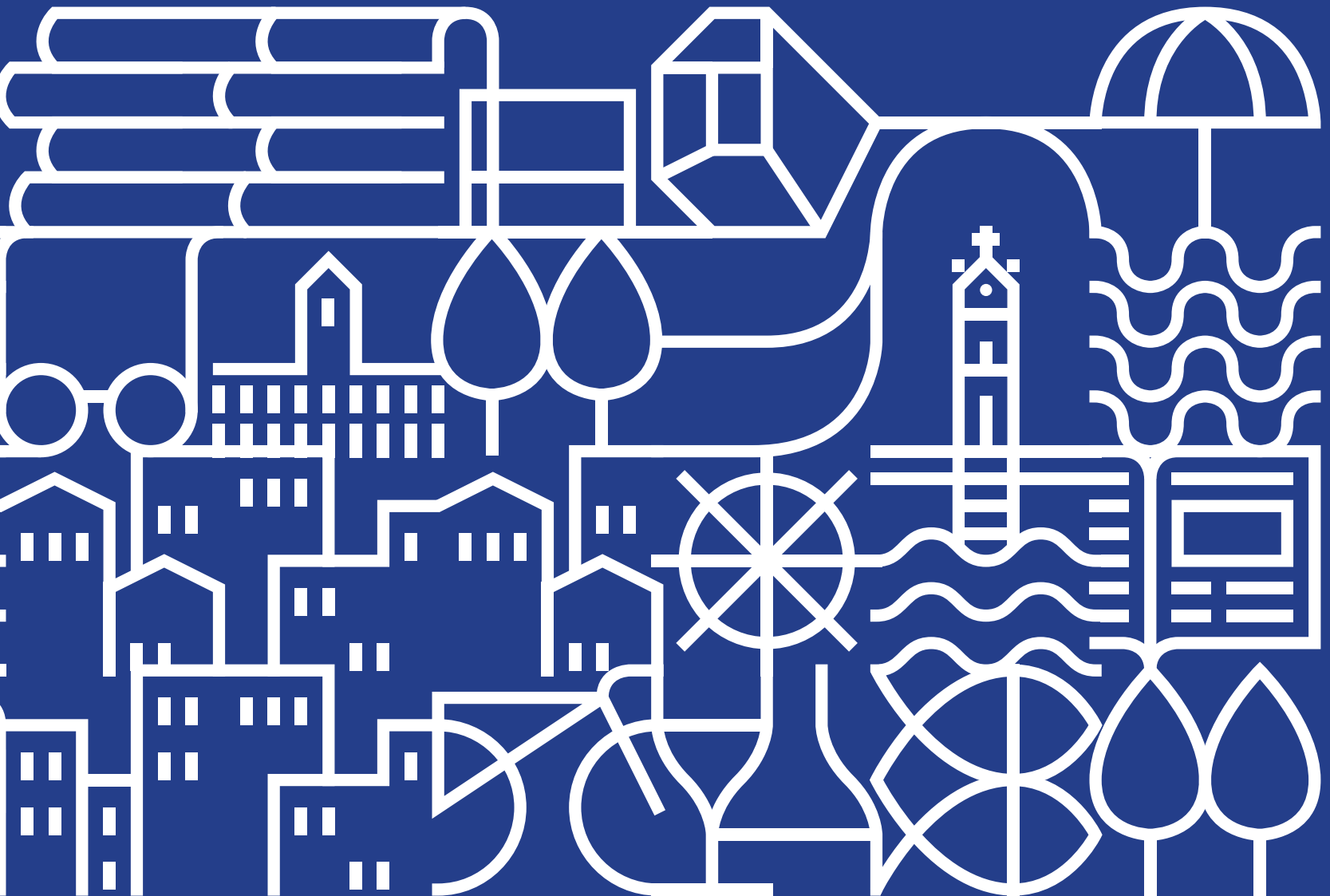
15th-18th March, 2022  
Palais des Festivals, Cannes

Visit us at Palais - 1, Stand E.50

edited by IP IBERIAN.PROPERTY

# Porto.

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




# Porto.

## MIPIM 2022 – Agenda

### fDi Awards

European Cities and Regions  
of the Future 2022/23

A Financial Times' event, where the city of Porto will receive the 3rd place award in the category of "FDI Strategy – Mid-sized Cities", which distinguishes the municipal strategy for the attraction of foreign investment.

 15th March

 11h30 – 13h15


 Hôtel Barrière Le  
Majestic, Cannes  
*(by invitation only)*




### Political Leaders' Summit

The annual political rendezvous for urban  
planning decision makers, co-organised by  
EuroCities.

Rui Moreira, Mayor of Porto, will be one of the roundtable  
leaders conducting the debate.

 15th March

 16h00 – 17h45

 Hôtel Barrière Le  
Majestic, Cannes  
*(closed-doors event,  
by invitation only)*




### Tasting Porto.

"Happy Hour" moments that allow visitors to  
discover the taste of Porto.

An opportunity to get to know the city of Porto and to  
meet its most relevant Real Estate stakeholders, in an  
international business environment.

 15th and 17th March

 17h00 – 18h00

 Porto. Stand | Palais  
des Festivals, Cannes  
*(open event)*





### Portuguese Conference

Leading Urban Transformation in Post-  
Pandemic Times

**SPEAKERS: Rui Moreira, Mayor of Porto;  
Carlos Moedas, Mayor of Lisbon**

The two mayors of Portugal's main cities will discuss  
municipal strategies for urban transformation.

 16th March

 16h00 – 17h30

 Salon Croisette | Palais  
des Festivals, Cannes  
*(open event)*





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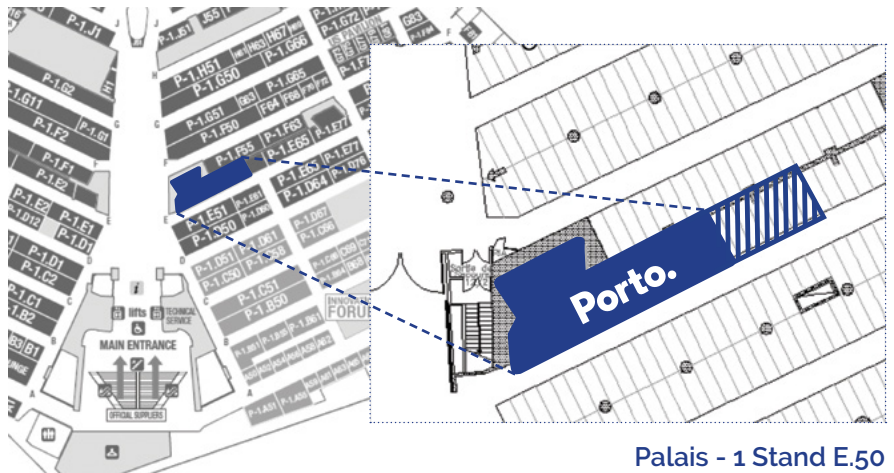
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# STAND LOCATION



Palais - 1 Stand E.50

# EASTERN AREA OF PORTO: A NEW CLUSTER OF DEVELOPMENT



New Business Centre (Matadouro)

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 Port 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 set of structural 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)

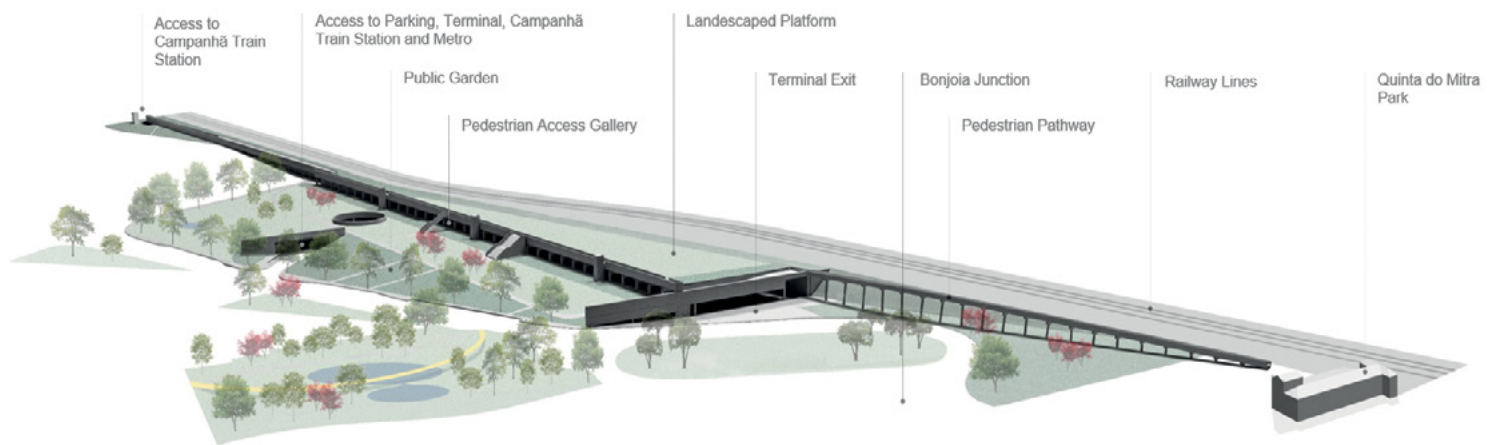
No less important is the construction of the new bridge over the River Douro. This new connection between Porto and Vila Nova de Gaia will boost the definition of its surroundings.

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.



New Business Centre (Matadouro)



Campanhã Intermodal Transport Terminal

# 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.

### ADDRESS

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### REPRESENTATIVES

Ricardo Valente  
*City Councillor for Economy, Tourism and Commerce*

Cláudia Soares  
*Chief Officer, InvestPorto*

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



### ABOUT US

InvestPorto is a Porto City Council division 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 130 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 Global Business Hub for the 21st Century



**3rd best**  
FDI Strategy  
European  
Mid-sized Cities  
fDi Intelligence 2022/23

### Porto. The right place to be.

Welcome to the economic capital of Northern Portugal. Home to about 230,000 inhabitants, the city of Porto has always been Portugal's business heart, with many of the country's best companies based around its perimeter. In recent years the city has strengthened its appeal to investors, becoming one of the fastest growing investment destinations in Europe by number of new FDI projects, as well as by number of start-ups and patents fillings in Portugal. International investors have sought Porto for the region's highly skilled and innovative talent, its strategic location and good connections to Europe, its cost competitiveness, world-class universities, modern infrastructure and great quality of life. These aspects, together with Porto's unique World Heritage and can-do feel, make it an ideal 21st century hub for people and companies developing creative solutions for today's global challenges.

**+51%**

foreign direct  
investment growth

Porto Region,  
E&Y 2020/18

**1st**

best small city to  
live in the world

City of Porto,  
Monocle 2021

**8th**

best language skills  
in the world

Portugal,  
IMD 2021

**743 million**

consumers within  
reach

EU and Portuguese speaking  
markets, Eurostat/UN 2020

**Top 95**

world cities leading  
climate action

City of Porto,  
CDP A List 2021

**195,000+**

university students

City of Porto,  
CDP A List 2021

**3rd**

happiest expats  
worldwide

Portugal,  
InterNations 2021

**11th**


best communication  
infrastructure in the world

Portugal,  
IMD 2021



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

**Invest Porto.**



**Porto.**  
SRU

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*Chairman of the Board*

Raquel Maia  
*Vice-President*

Ricardo Valente  
*Non-executive Director*

**VISIT US:**  
[portovivosru.pt](http://portovivosru.pt)



## 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

## 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 3rd Mid-sized European City for FDI strategy (2022/2023) 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. 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 slow-down in 2020, the number of real estate projects licensed and submitted for licensing in Porto kept its growth witnessed in the past years.

Porto is undergoing a very profound transformation in its infrastructure, offering many in-

vestment 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, and the increase in the provision of available housing. 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.

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 (2021)



**3rd** Fastest growing tech hub in Europe (Atomico 2018)



**€18,719** GDP Per Capita - Metropolitan Area (nominal, 2020)



**Best** Small city to live in the world (Monocle 2021)



**€32.3 B** GDP - Metropolitan Area (nominal, 2020)



**European City of the Year** (Urbanism Awards 2020)



**3rd** Mid-sized European City for FDI Strategy (fDi Intelligence 2022/23)



**Best** European Destination (2012, 2014 & 2017)



**51%** Average Growth in the number of FDI projects (2018-2020) - Northern Portugal



**Top 95** World cities leading climate action (CDP A List 2021)



**FDI Strategy Awards** Start-up & SME Support (fDi Intelligence 2019)



**174,000 m<sup>2</sup>** of real estate projects licensed in Porto (H1 2021)



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



**3%** growth of real estate projects licensed in Porto (H1 2021)

# Porto.

# Exhibiting Companies





**Abreu:**  
advogados

**Real Estate.**  
Real opportunities for growth.

**Abreu:**  
advogados

The real estate practice area of Abreu Advogados has an in-depth knowledge of the sector, which results in an innovative approach to real estate projects complexes and in advising the most prominent promoters of real estate and investors in Portugal. As a full-service law firm with offices in Lisbon, Porto, and Funchal, Abreu Advogados is amongst the largest firms in Portugal, providing a global outlook and approach, working in partnership with prestigious local law firms in Portuguese speaking countries.

Attentive to the needs of customers, the team provides a complete and comprehensive service throughout the types of real estate transactions, practical and highly specialised. The team performs due diligence on real estate assets on a large scale, negotiates strategically the acquisition and sale of all types of real estate, assists in sale and operations leaseback, and supports in the structuring of vehicle companies (SPV), joint ventures, or REITs.

The 18 lawyers that make up the real estate area accompany multinationals in the retail sector and of large distribution in its Portuguese market entry and consolidation, contributing to the growth of its operations throughout the stage of construction, promotion, and management.

The real estate team is attentive to the reinvention phase that the Shopping Centres and Retail Parks sector is going through, following the development of several expansion projects, presenting innovative solutions that demonstrate its value proposition, both in terms of licensing and in the negotiation, logistics and contracting.

With reference operations in tourism, hospitality, and residential projects, Abreu's real estate Lawyers team is responsible for the largest financial operations in the sector in Portugal. Recognized by clients for its strategic vision of the business, the team shares the market's clear shift that has redirected many investors' operations and their strategy towards green energy and sustainable reality.

Abreu has ten international desks with multidisciplinary teams, providing advisory services in Angola, Brazil, Cape Verde, Guinea Bissau, Mozambique, Macau, Timor-Leste.

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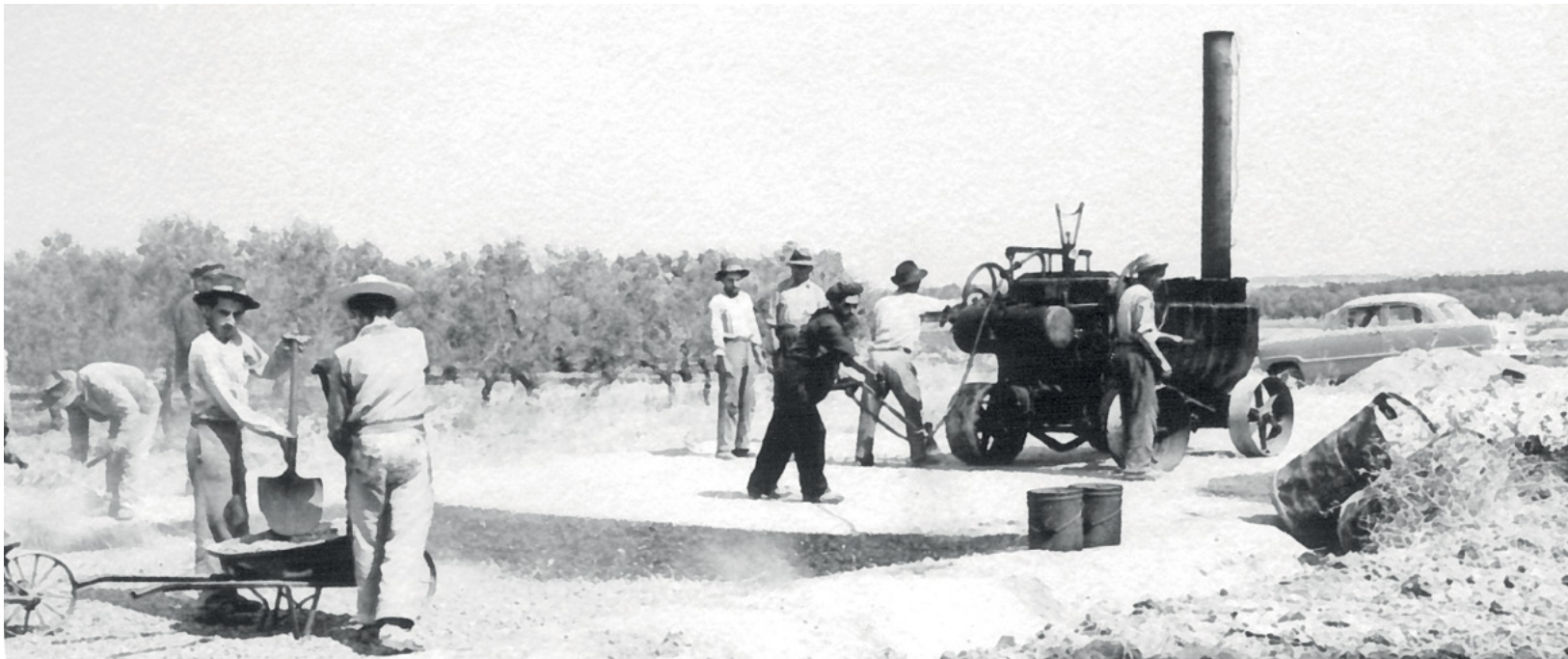


**Abreu:**  
advogados

# Real Estate. Real opportunities for Sustainability.

**Thinking about Tomorrow?  
Let's talk today.**

[abreuadvogados.com](http://abreuadvogados.com)



# ADRIPARTE

GEST S.A.

With a background in construction that dates to the early 50's, Adriparte was, until 2007, the owner of 50% of MonteAdriano SGPS, a business group with its core business focused on civil construction and public works, having reached, in that year, a turnover of 280 million euros. That same year, Adriparte, the family office holding, sold its stake in MonteAdriano, and started acting as a private equity firm, with investments in Portugal, Spain, Romania, and Brazil.

## REAL ESTATE INVESTMENTS

With an administrative body with an average of over 30 years of professional experience, Adriparte's activity in the real estate sector is mainly focused on Portugal and Brazil.

Adriparte provides real estate investment solutions, acting as a developer and major equity partner.

## BRAZIL

In the Brazilian market, Adriparte created the real estate developer company Quartzo Incorporadora in 2011, focused on the low-income residential market. Quartzo's projects have been synonymous with respect for the commitment with customers, excellent price-quality ratio and guarantees of good execution. Since its establishment, Quartzo

has managed to gain the trust of its customers, significantly increasing its market share, especially in the states of Minas Gerais and São Paulo. Quartzo has over 2000 units built and delivered, and a five-year pipeline with over 5500 units to be built, reaching an overall sales value of R\$1.35 billion.

## PORTUGAL

In the Portuguese market, Adriparte's projects focus on the high-end residential sector, with a particular interest in the rehabilitation of buildings in the historic centers of the cities of Porto and Lisbon. We seek to create solutions where, more than luxury, we design contemporary spaces that harmoniously integrate the character, history, and charm of the original building. It is our strong belief that the Portuguese real estate heritage deserves responsible rehabilitation, for which our partnership with award-winning and recognized Portuguese architecture studios is crucial, as exemplified by the *"Alfândega 80"* or *"Alure-Chiado"* projects.

*"The only thing that is constant is change" - Heraclitus*

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João Calheiros Cruz

Gustavo Alves Gonçalves  
*Board advisor*

Pedro Barbas  
*Board advisor*



A detailed black and white photograph of an ornate architectural relief, likely a ceiling medallion or chandelier base. The relief features intricate floral and scrollwork patterns, with a central circular medallion containing a floral motif. The background is dark and textured, suggesting a stone or plaster surface.

# ADRIPARTE

Real Estate Equity Partners

Portugal | Brazil | Spain | Romania

[www.adriparte.pt](http://www.adriparte.pt)



## AVENUE

LIFE IN THE RIGHT PLACE

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 on urban rehabilitation and regeneration, we contribute to the restoring of the authenticity and dynamism of the 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 qualitative 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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### BOARD MEMBERS

Aniceto Viegas  
CEO

Luis Wanzeller  
CFO

Margarida Alves  
COO





[www.avenue.pt](http://www.avenue.pt)

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.

**BONJARDIM**  
Oporto - Residential

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

Making cities  
more liveable

**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 50,000 m<sup>2</sup> of the group income properties.

Regardful of what's 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, allowed 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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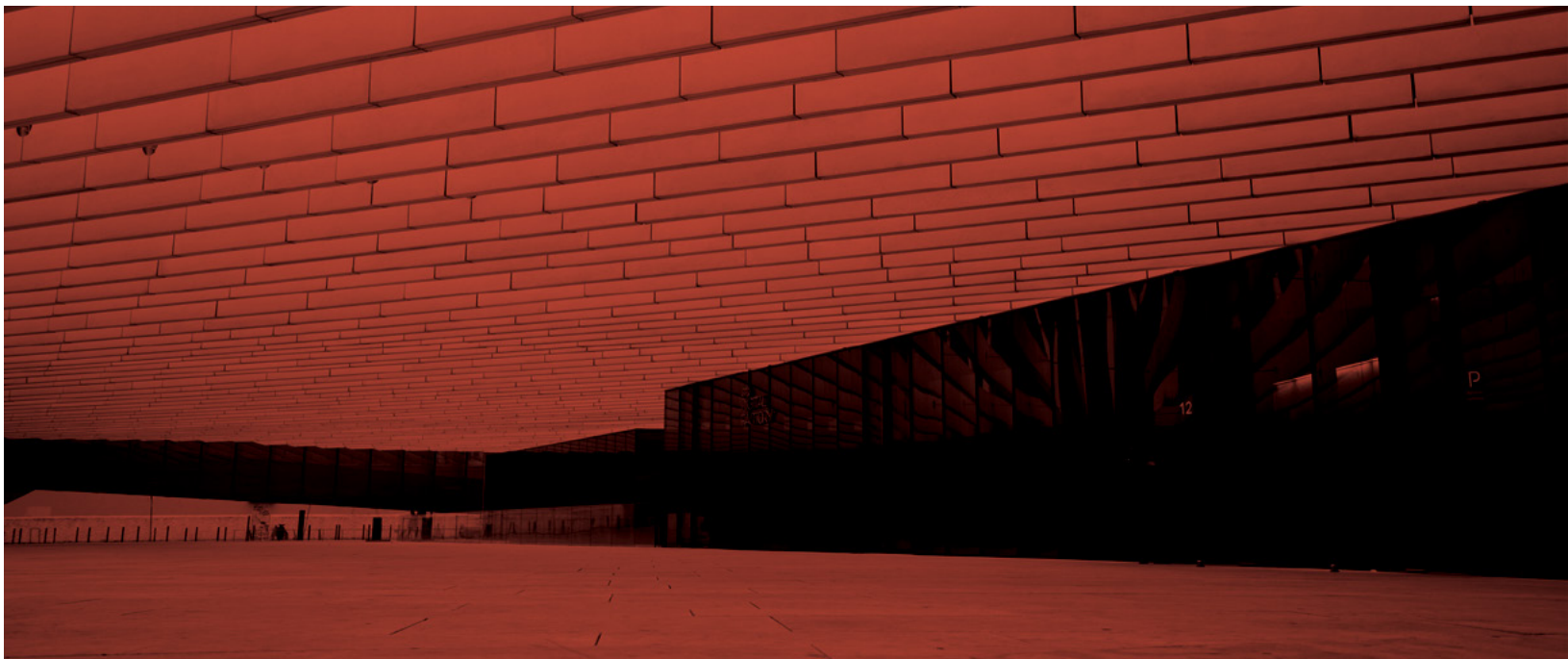
# ICON

— OFFICES & APARTMENTS —

# Icon, a new lifestyle

Located in Boavista, in an area undergoing revitalization and consolidation, Icon stands in the city's historic business district, where there has been an increase in the density of services, knowledge, employment and economic vitality.





**FINANGESTE**  
MAIS DO QUE INVESTIR. CRIAR SOLUÇÕES.

Our team of 40+ professionals has deep expertise across the entire value chain of real estate investing, including sourcing, due diligence, acquisition, licensing, ground-up development, repositioning and leasing, asset management, and onward sales.

Our local relationships have been cultivated over our long history and include a nationwide network of agents, technical experts, local courts and planning offices, banks, accounting and legal providers as well as the full spectrum of local and international owners of Portuguese real estate.

Founded in 1978 by the Portuguese government to act as servicer to the Bank of Portugal and twelve other banks, the current shareholders acquired the company in 2015 and since then have grown assets under management tenfold to c. €1 billion today.

Finangeste manages its own wholly-owned real estate portfolio and has co-investment relationships with a number of private equity firms including Collier Capital, Zetland Capital and Patron Capital. Previous portfolios acquired together with HIG and KeyHaven have since been fully exited to cash at significant uplifts. Our proprietary reporting and asset management systems are the best in the breed and interact daily with our institutional co-investors and partners.

As the Portuguese real estate market continues to mature over the next business cycle, Finangeste will continue to grow assets under management across all sectors including residential, office, industrial and logistics. Our shareholders' investment returns will continue to be driven via disciplined acquisitions, 'deep dive' specialist value-add activities, and 'best-in-class' onward asset management.

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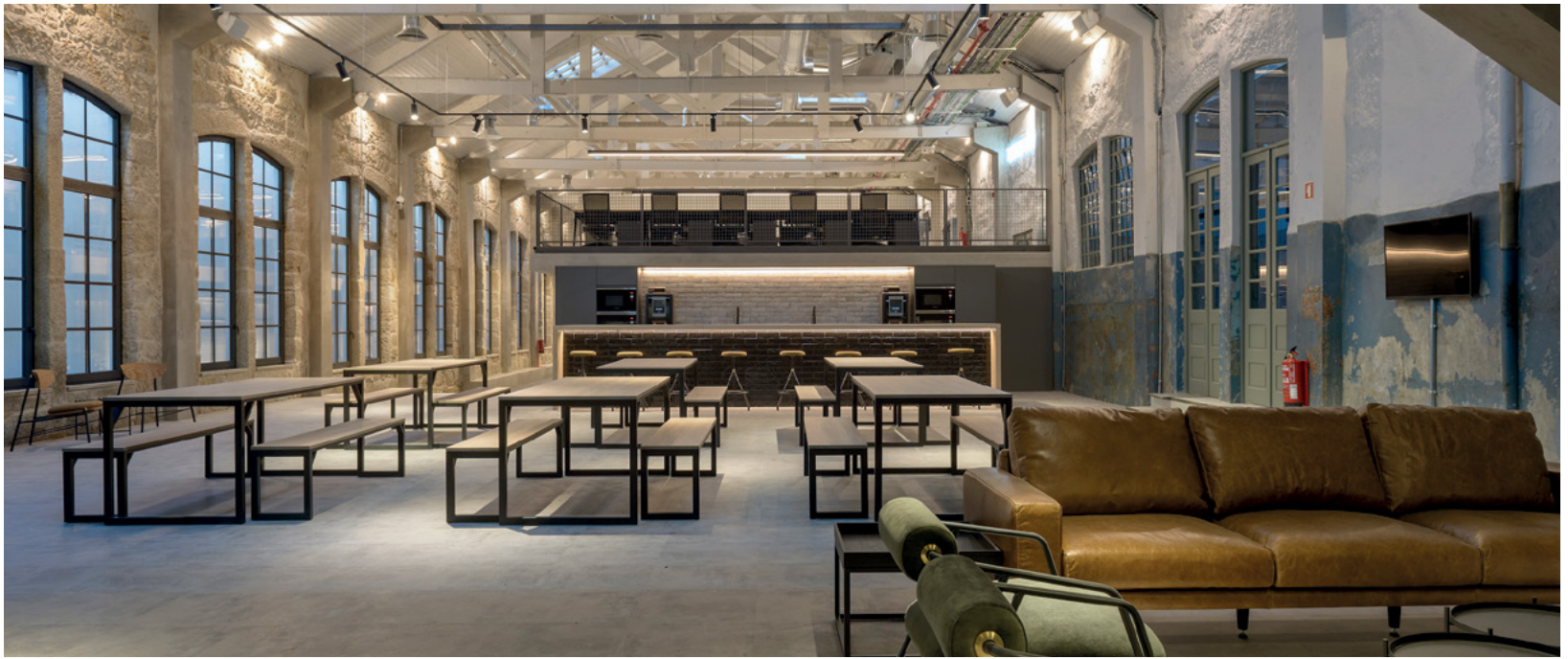
Cathal Sheehy

Armando Lacerda Queiroz





**MORE THAN  
INVESTING.  
WE CREATE  
SOLUTIONS.**



## **GEO** investimentos real estate asset management

GEO Investimentos is a Portuguese Real Estate Asset management company that through its 20 years of experience in the sector, and its varied partnerships, is able to provide turnkey real estate solutions to its clients

Our experience goes from Hospitality and Residential projects to Corporate workspace solutions designed to fit every client's needs.

We believe that well-being comes from the work-life balance intersection, and we want to help both hospitality and corporate clients to create spaces where people feel physically and mentally empowered.

We support clients throughout the entire real estate lifecycle: from property search to facilities management. Our goal is to contribute to developing modern hybrid office solutions that make real estate a meaningful contributor of productivity and performance.

We are a unique supplier to work directly with your expansion team to deliver the complete solution. We are responsible for the entire delivery, from beginning to end offering a ready to use solution: just turn the key!

Our Skills:

### **ASSET MANAGEMENT**

We invest in our clients Real Estate Customized Turnkey solutions with global management, time and financial savings and with a single interlocutor for all the different services.

### **PROPERTY PROCUREMENT**

In permanent contact with the main Real Estate market players, our in-house experienced team has the necessary specialized skills to find the best assets in the best locations, with the suitable profile and characteristics for each client.

### **DESIGN & BUILD**

We manage to deliver a turnkey solution of the highest quality merging the technical expertise of three Group companies from different sectors, who perfectly complement each other, to guarantee the exceptional quality of each project.

### **GLOBAL ARCHITECTURAL AND TECHNICAL SOLUTIONS**

Our experienced team of Architects, engineers and project designers develop taylor-made solutions to fit our client's needs, making the spaces pleasant, functional, and productive and helping to boost their business.

### **PROJECT & CONSTRUCTION MANAGEMENT**

We guarantee a comprehensive turnkey offer fit-out approach that covers every stage of the project: consultancy, programming, interior design concept, workspace, space-planning, costing, contracting with all subcontractors, administrative procedures, coordination, and receipt of works.

### **ADDRESS**

Calçada João do Carmo, 25  
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### **CONTACTS**

TEL.: + 351 220 925 505

EMAIL: geral@geoinvestimentos.com

WEBSITE: www.geoinvestimentos.com

### **BOARD MEMBERS**

Carlos Góis

CEO

cgois@geoinvestimentos.com



# Design & Build

## CUSTOMIZED TURNKEY SOLUTIONS

WELL-BEING DESIGN COMFORT SUSTAINABILITY

**GEO** investimentos  
real estate asset management

HA+  
ARCHITECTURE  
ENGINEERING  
PLANNING  
DESIGN  
CONSULTING

HA+ARCHITECTURE+ENGINEERING



#### PRESENTATION

Since 2006 HA+ARCHITECTURE+ENGINEERING develops its Architecture, Engineering and Consulting activities in Portugal, having its headquarters in Oporto.

HA+ is not just a simple Architecture and Engineering office, but a provider of specialized and integrated solutions for the Tourism, Rehabilitation, Real Estate, Industry, Workplaces and Retail sectors.

By focusing on these areas of action, HA+ ensures a strategy for the overall viability of the investment. Deadline compliance, accuracy, excellence and quality are the cornerstones of our *modus operandi*.

We build our process as part of an integrated vision within a global intervention strategy.

#### HA+ GREAT VALUE AND KNOWLEDGE

We guarantee the best results through the experience of a multidisciplinary and highly motivated team, specialized in the several fields that are vital to the creation of integrated projects.

The HA+ team has been taking part in many projects in different sectors. This knowhow translates into the ambition of creating a company that meets the needs of our clients and investors, while providing excellence.

Integrating these many fields gives us the ability and strength to adapt to diverse projects. This is what makes HA+ the ideal partner to create and build your project. We always work with precision and professionalism.

#### HA+ SERVICES

HA+ ensures responsive and pragmatic solutions while developing multidisciplinary consultancy, architectural projects and urban planning. Our main goal is to meet both the expectations of the investor and the final customer.

Architecture and Engineering | Rehabilitation | Master Planning and Urban Design | Design Construction | Audit Reports for Architecture Projects | Economic and Technical Analysis | Construction Management | Work and Awarding Contracts | Topographical and Cadastral Surveys | Energetic Certification | Security Project and Self-Protection Measures | Fire Safety Projects | Technical Due Diligence | Inspection | Urban Planning and Urban Development | Rehabilitation and Promotion of Urban Buildings at Historic Centres | Landscape Architecture | Legal Advising in Urban Law and Urban Planning | Property Assessment | Procurement

#### ADDRESS

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41° 09' 21" N 8° 37' 35" W

#### CONTACTS

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WEBSITE: [www.hamais.com.pt/en](http://www.hamais.com.pt/en)

#### BOARD MEMBERS

Carlos Teixeira  
Founding Partner | Architect

Ricardo Moreira  
Founding Partner | Architect

António Costa  
Founding Partner | Engineer





# HA

ARCHITECTURE  
ENGINEERING



An integrated vision for the creation of a global intervention strategy.

**HA+ARCHITECTURE+ENGINEERING**

**WWW.HAMAIIS.COM.PT/EN | INFO@HAMAIIS.COM.PT | +351 222 033 202**



# LIONESA

BUSINESS HUB

Lionesa Business Hub is the largest and most dynamic business center devoted to the industry 4.0 in Portugal. A multicultural business resort with more than 120 companies, acting as an agent of innovation and acceleration of companies and talents at a global scale.

## TAILOR MADE WORKLIFE

Lionesa BH focuses on creating community oriented customized work-spaces, to ensure our clients' needs are met, and to encourage an ecosystem that makes life easier for the 7000 people who spend their days at Lionesa BH and can find 24/7, a range of services and facilities, from restaurants to a gym.

## ART & CREATIVITY

Lionesa BH has a whole talent and business-oriented ecosystem to live and work, where people feel good, happy and part of a community, that shares the common goal of expanding talent through art. 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 BH experience, as we believe that innovation is nurtured through this way. Lionesa's BH creative and entrepreneurial energy, boosts people to achieve success.

## MORE THAN 120 COMPANIES

In the latest years, Lionesa BH attracted a large quantity and quality of foreign investment to Porto, namely in the IT, ID and Shared Services area. Companies such as FedEx, Oracle, Farfetch, Volkswagen, Vestas and Hilti are some of the brands with offices here.

## FOR A BETTER TOMORROW, AN EVEN BETTER LIONESA.

Tomorrow, at Lionesa BH, an amazing green and leisure garden with 5 Hectares, designed by Architect Siza Vieira and Architect Sidónio Pardal will be born. This dive into nature will connect Lionesa to Leça do Balio Monastery, following River Leça, that crosses the park, until the ocean, through the new cycle path. Siza, with Leça Monastery rehabilitation and the construction of his new temple, is adding a new sense of heritage and a new cultural mission to a new Lionesa, reaching 110.000sqm of offices, a Concept Hotel, Serviced Apartments, an International School, retail, sports and leisure concepts.

### ADDRESS

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Porto | Portugal

### CONTACTS

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WEBSITE: www.lionesa.pt

### BOARD MEMBERS

Pedro Pinto  
*Founder & CEO Lionesa Group*

Eduarda Cunha  
*Executive Director*



# THE FUTURE OF WORK IS LIONESA

	CURRENT	2025
<b>Area</b>	<b>56.000 sqm</b>	<b>110.000 sqm</b>
<b>Community</b>	<b>7.000</b>	<b>+10.000</b>
<b>Investment</b>	<b>100 Million €</b>	



FARFETCH HEADQUARTERS



CENTRAL CORRIDOR

**LIONESA**  
BUSINESS HUB

# The largest developer of Rehabilitation Projects in Portugal.



Mercan is a Canadian-based group with over 30 years of extensive experience in the areas of investment consulting, education, and immigration for investment. Mercan Group focuses on real estate investment operations in the areas of tourism and health and well-being.

Founded in 1989 by Jerry Morgan, Mercan Group is established worldwide with an international network of offices.

It has developed projects worth more than 1.5 billion dollars (about 1.3 billion euros), bringing together more than 800 international investors. In Portugal, Mercan Group started its activity in 2015 with Jordi Vilanova.

As a leading immigration for investment company, Mercan Group is comprised of highly experienced business consultants, professional accountants, and processing representatives. Mercan Group's thorough understanding of the immigration programs around the world helps to provide customized immigration solutions for investors, including businessmen, students, workers, and companies.

Mercan chose Portugal for the development of its activities in Europe since 2015 because of the safety, stability, and hospitality that the country offers, as well as the opportunities in urban rehabilitation for tourism purposes. In Mercan Group's

assessment, the Portuguese market continues to have growth potential and the group is committed to the goal of creating wealth and jobs through the rehabilitation of assets for the development of hotel projects.

Mercan Properties, based in Porto, is the Mercan Group company that develops real estate projects in the tourism sector, representing a relevant investment in the national economic panorama, currently with 15 projects in locations such as Porto, Vila Nova de Gaia, Matosinhos, Lisbon, Amarante, Algarve and Évora.

Mercan Properties is distinguished by the economic impact that its activity potentiates, through the creation of opportunities for foreign investors and by using this investment to create high quality touristic asset that guarantees employment, increases the potential of the surrounding areas, and offers a touristic experience at the best level.

## ADDRESS

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## CONTACTS

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WEBSITE: [www.mercanproperties.pt](http://www.mercanproperties.pt)

## BOARD MEMBERS

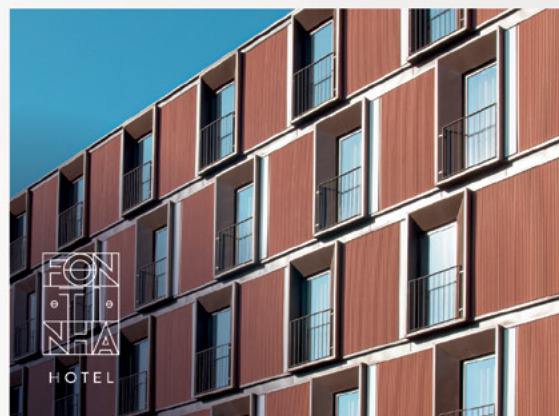
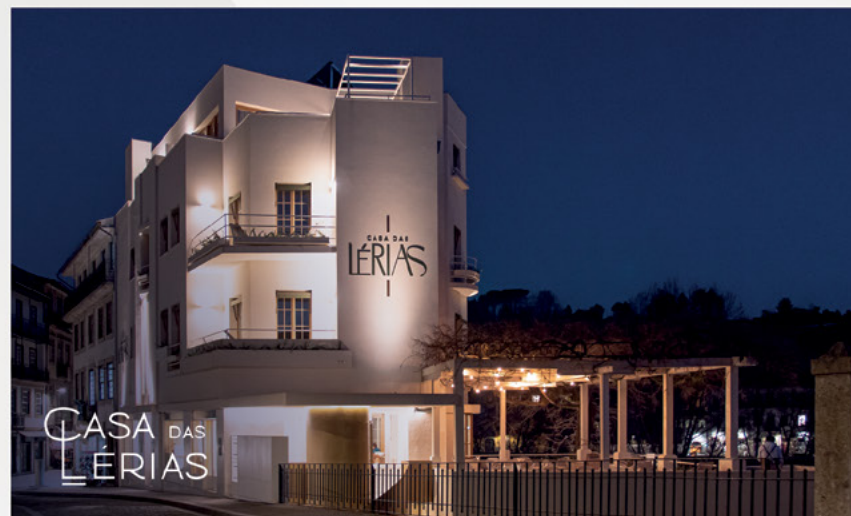
Jerome Morgan  
*President of Mercan Group*

Jordi Vilanova  
*President of Mercan Properties*



# A brand leader in real estate investment & development in hospitality across Portugal.

## 15 REHABILITATION PROJECTS



A unique integrated solution provider.

[www.mercanproperties.pt](http://www.mercanproperties.pt)

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4050-443 Porto, Portugal  
T. +351 221 183 210  
[info@mercantproperties.pt](mailto:info@mercantproperties.pt)





## MOTA-ENGIL ▪ REAL ESTATE

Mota-Engil Real Estate is the real estate developer and asset manager of the Mota-Engil Group.

The Mota-Engil Group was founded in 1946 and is a multinational player, specialized in the construction and management of infrastructure in the Engineering and Construction, Environment and Services, Transport Concessions, Energy and Mining sectors. Leader in Portugal with a consolidated position in the top 30 of the largest European construction companies, Mota-Engil is consolidated in 28 countries, in 3 different geographic areas - Europe, Africa and Latin America, where it maintains the highest standards of compliance, quality and execution.

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

MERE's mission is to design and implement sustainable and innovative real estate solutions that maximize the value creation of each asset, privileging strategic partnerships that align with the purpose of offering unique products of excellence to communities and new generations.

MERE's vision is to be a reference company in the real estate market, for the excellence of the services provided, for the sustained brand of its products, for their differentiation, for the satisfaction of its customers and employees, and to be

recognized within the universe of the Mota-Engil Group as a company promoting its good name, leveraging strategic partnerships inside and outside the Portuguese market and one of its most profitable companies.

MERE operates in the various market, commercial, services, housing and tourism segments, and its main focus will always be differentiating projects with respect and appreciation of the environmental and landscape insertion of the place and that value and enhance the well-being and 'New ways of living'.

When looking for a partner to develop an asset, a turnkey solution or simply where to invest, MERE has vast experience. No matter how large or complex a project is, it will be developed and managed by a team of outstanding professionals.

### ADDRESS

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### CONTACTS

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WEBSITE: [www.mere.pt](http://www.mere.pt)

### BOARD MEMBERS

Silvia Mota  
*Chairman*

Vitor Pinho  
*CEO*

Inês Pereira  
*CFO*





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)



**Company presentation:**

Nota Urbana is essentially dedicated to the rehabilitation and construction of buildings in the Porto area, always giving extra importance to ethics and placing trust as the greatest value in the day-to-day of the company, always seeking to differentiate itself in the market for its excellent final quality of projects.

From the careful choice of location for the building, the detailed selection of the technical team that best fits each project (both in the area of Architecture and in the area of Engineering) or the daily monitoring of the project that runs from its launch to its realization, ita guarantees the excellence of the final product and customer satisfaction.

Nota Urbana seeks to surpass itself in each new project and guarantee the success of each new challenge.

**Project Identification:**

- Escritório Santa Catarina
- Heroísmo 283
- Monsenhor 44

**ADDRESS**

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**CONTACTS**

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**BOARD MEMBERS**

Rui Branco  
*Partner*

João Leite Castro  
*Partner*







20 YEARS OF  
EXPERIENCE

IN

REAL ESTATE  
DEVELOPMENT



# PREDIBISA

*Real Estate*



## Move like a local.



### PREDIBISA

*Real Estate*

#### WE KNOW PORTO BETTER THAN ANYBODY.

If you're looking for the ideal place to live or invest in Porto, place your trust in those who know it best. We were born here more than 30 years ago, and we know the city like the back of our hands. Our long history in the northern portuguese market 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

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#### CONTACTS

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#### BOARD MEMBERS

João Leite Castro  
*Partner*

Ana Jordão  
*Director*

Joana Lima  
*Director*





# PREDIBISA

*Real Estate*



[www.predibisa.com](http://www.predibisa.com)

#Predibisa



## Move like a local.



# PROMIRIS

Promiris is a real estate development company that has been created at the end of 2016 in order to develop real estate projects:

- Geographically spread in 3 countries: Belgium, Portugal and also Spain since 2021
- In the residential (apartments, senior housing, student housing, etc) and office segment
- Asset size typically between € 10 and € 25 million

At the end of 2021, the committed equity of the company amounted to € 70 million, meaning that, depending on the leverage, a development portfolio between € 300 and € 400 million at cruise speed can be managed.

Case by case, some specific partnerships can be established for investments whose investment value exceeds €25 million.

The group focusses on projects in the city-centres of major cities, both in Belgium as in Portugal. In the later, Promiris manages with a local team, projects in the residential (apartments) and student housing segments of:

- Porto Metropolitan Area: 2 student housing projects (pre-sold) and 2 residential (apartments) projects, 1 senior housing project
- Lisbon: 3 residential (apartments) projects and 1 student housing project

As of today, the group manages 120.000 m<sup>2</sup> of development projects, of which 80.000 m<sup>2</sup> are located in Portugal.

Promiris develops innovative projects with a strong architectural identity. We build and renovate buildings on prime locations. Our sustainable entrepreneurship stands for harmonious integration of our projects into their environment with a special focus on energy-efficient design and construction, availability and experience quality. In this context, we contribute to "new horizons", a new skyline for the city.

To achieve our profitability objective through large-scale transactions, Promiris is open to associations with professionals who are equally passionate about sustainable property development and share the same values.

## ADDRESS

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## CONTACTS

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Carlos Marnoto  
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WEBSITE: [www.promiris.com](http://www.promiris.com)





# BUILDING HORIZONS

Promiris is a development company active in Belgium, Spain and Portugal with several projects under development in Porto and Lisbon in the residential (apartments, student and senior housing) and office segments.



# IN THE HEART OF PORTO, A WORLD OF OPPORTUNITY

In a city where heritage, culture and beauty abound every corner, we're honoured to be part of the future-forward initiatives that are restoring the untold stories of Porto's past.



RIBEMON PARTNERS

With over 40 years of experience in development, Ribemon Partners offer a multidisciplinary skill set in the rehabilitation of urban properties for residential and commercial real estate. Our expertise and attention to detail allow us to deliver beautiful results that contribute to cities in a thoughtful and sustainable manner. Intentional design that embodies the history and community of each locale is at the forefront of our approach.

The landscape of real estate has evolved rapidly during the last decade with ongoing changes to legislation, demand, requirements and expectations. Our work is guided by the global trends that drive this change, allowing us to best understand the radical behaviour and habits that are shaping the living and working environments of tomorrow.

In the field of residential property, we have successfully executed a diverse portfolio of projects that cater to the evolving needs of our clients. These include niche restorations and popular programs in the centre of Paris and major French cities and regions and most recently in the centre of Lisbon and Porto.

Our projects carefully combine the charm of the past with the comforts of the present to create a timeless space that preserves the energy and spirit of a building while granting it a new lease of life, regardless of scale or location.

Our next chapter takes place in Northern Portugal as we work to restore a unique piece of Porto's unique industrial heritage - the Vilar Bicycle Factory. The new Fábrica Vilar will be restored and reimaged for the local and international community into a multi-use space that we look forward to sharing with you.

## ADDRESS

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## CONTACTS

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WEBSITE: [www.ribemonpartners.com](http://www.ribemonpartners.com)

## BOARD MEMBERS

Roman Ribemon  
*Partner*

Norbert Ribemon  
*Partner*





# **YOUR FUTURE, FUELED BY PORTO'S PAST.**

FABRICA VILAR | 1922-2022



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 geral@virtual-tour360.com  
 virtual-tour360.com

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 4450-242 Matosinhos, Portugal

# THE PRESENT AND THE FUTURE OF THE REAL ESTATE



In an increasingly digital world, allow your customers to visit your properties with a simple click. Our virtual tour allows a detailed presentation and allows you to reach customers before the competition.



In an increasingly digital world, allow your customers to visit your properties with a simple click. Our virtual tour allows a detailed presentation and allows you to reach customers before the competition.

The Virtual Tours are made up of 360° panoramic photographs that make it possible to recreate a real space. We virtually transport the user to the space, offering him a realistic view, without having to physically move to the place. We produce a virtual tour compatible with all devices (computer, tablet, mobile), so that it reaches all types of customers in the same way.

### Examples of Virtual Tours:

House T3



House T3 | Foz do Douro



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### BOARD MEMBERS

Luis Alves  
 Director







# VIRTUAL TOUR

*The World just a click away*

# THE PRESENT AND THE FUTURE OF THE REAL ESTATE

In an increasingly digital world, allow your customers to visit your properties with a simple click. Our virtual tour allows a detailed presentation and allows you to reach customers before the competition.



+351 961 057 993



geral@virtual-tour360.com



virtual-tour360.com



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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.

#### ADDRESS

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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**



