

# EVALUATING PROPERTY INVESTMENTS IN PORTUGAL

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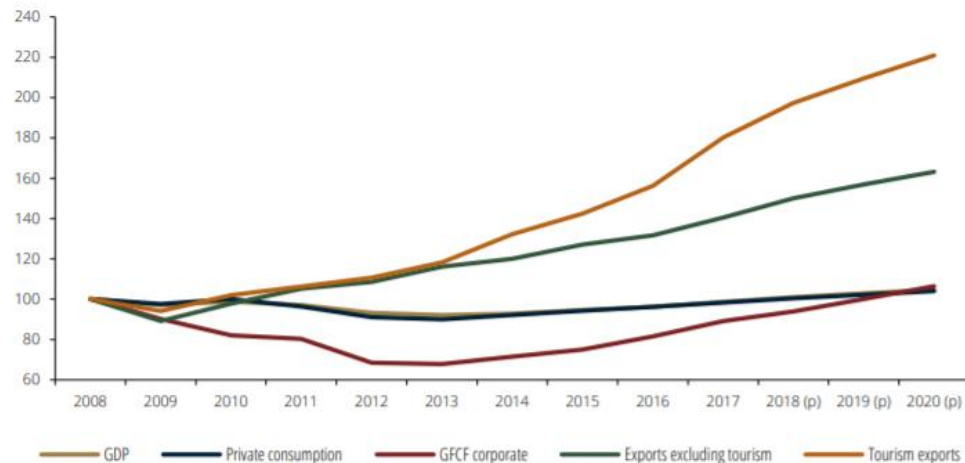
# UK-PORTUGAL RELATIONSHIP

- ✓ Strong British influence in Portugal since the 18th century
- ✓ British-Portugese Chamber of Commerce 100 year anniversary
- ✓ Oporto British School is the oldest British school in mainland Europe
- ✓ Most of the oldest and most popular Port Wine brands are British owned
- ✓ Portugal is the favourite retirement destination for Brits abroad, and the Algarve attracts most



# Portugal in Numbers

## GDP and Main Components of Portugal's Economy (constant prices)



Sources: Banco de Portugal and Statistics Portugal. | Note: (p) – projected.

After an increase of 2.6% in 2018, Portuguese gross domestic product (GDP) grew by another 2.2% in 2019, and expected to reach 1.7% in 2020.

6.5%

Unemployment Rate

#3

Global Peace Index 2019

#1

World Best Quality of Life for Expats

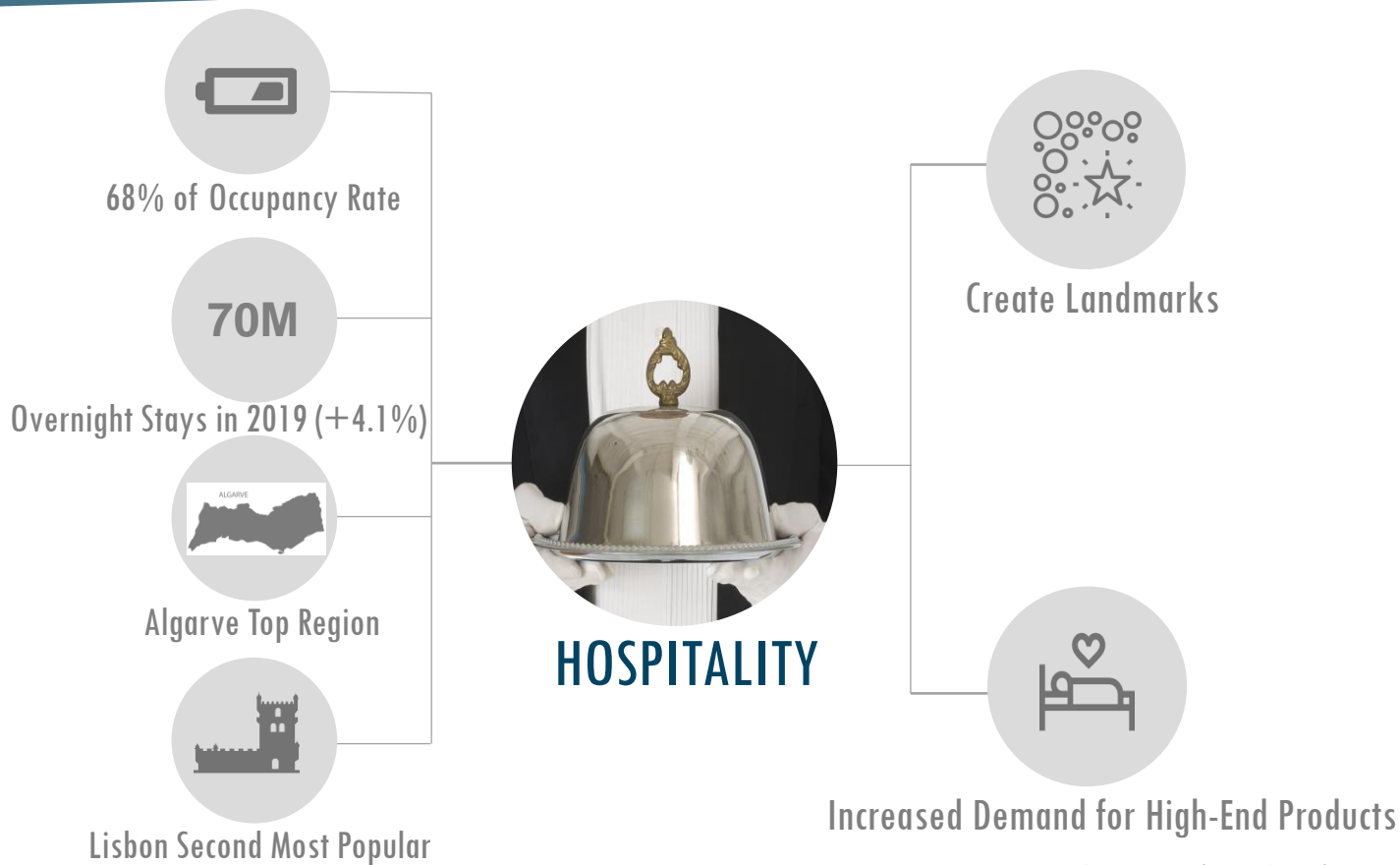
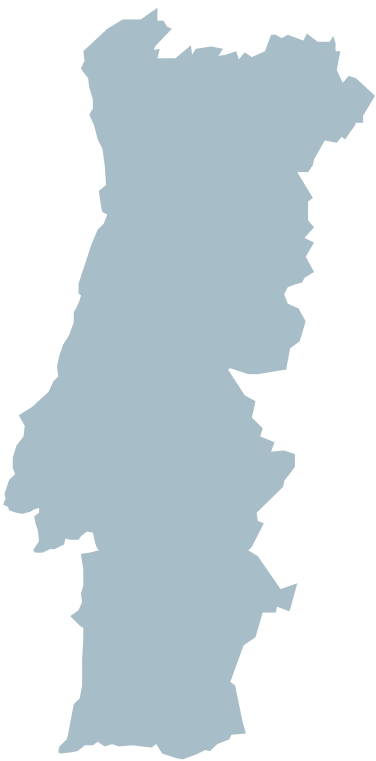
#1

Europe Best Touristic Destination 2019

5.3%

2019 Tourism Growth (2x Europe Avg)

# REAL ESTATE AND HOTEL INVESTMENT IN PORTUGAL





# REAL ESTATE AND HOTEL INVESTMENT IN PORTUGAL



7.9% increase Q3 2019



Growth and Innovation for Algarve



Lisbon Prices 30%  
above Porto



Rental Yields are highest in  
Porto



## RESIDENTIAL



Branded Residences  
Next Trend



Upcoming Changes in GV Rules

# REAL ESTATE AND HOTEL INVESTMENT IN PORTUGAL



## Offices

5.4%

Record Low Vacancy Rate



New Area Opportunities

## Retail

3.6%



Food Retail Sales growth

4.8%



Non-food Retail Sales growth



## COMMERCIAL

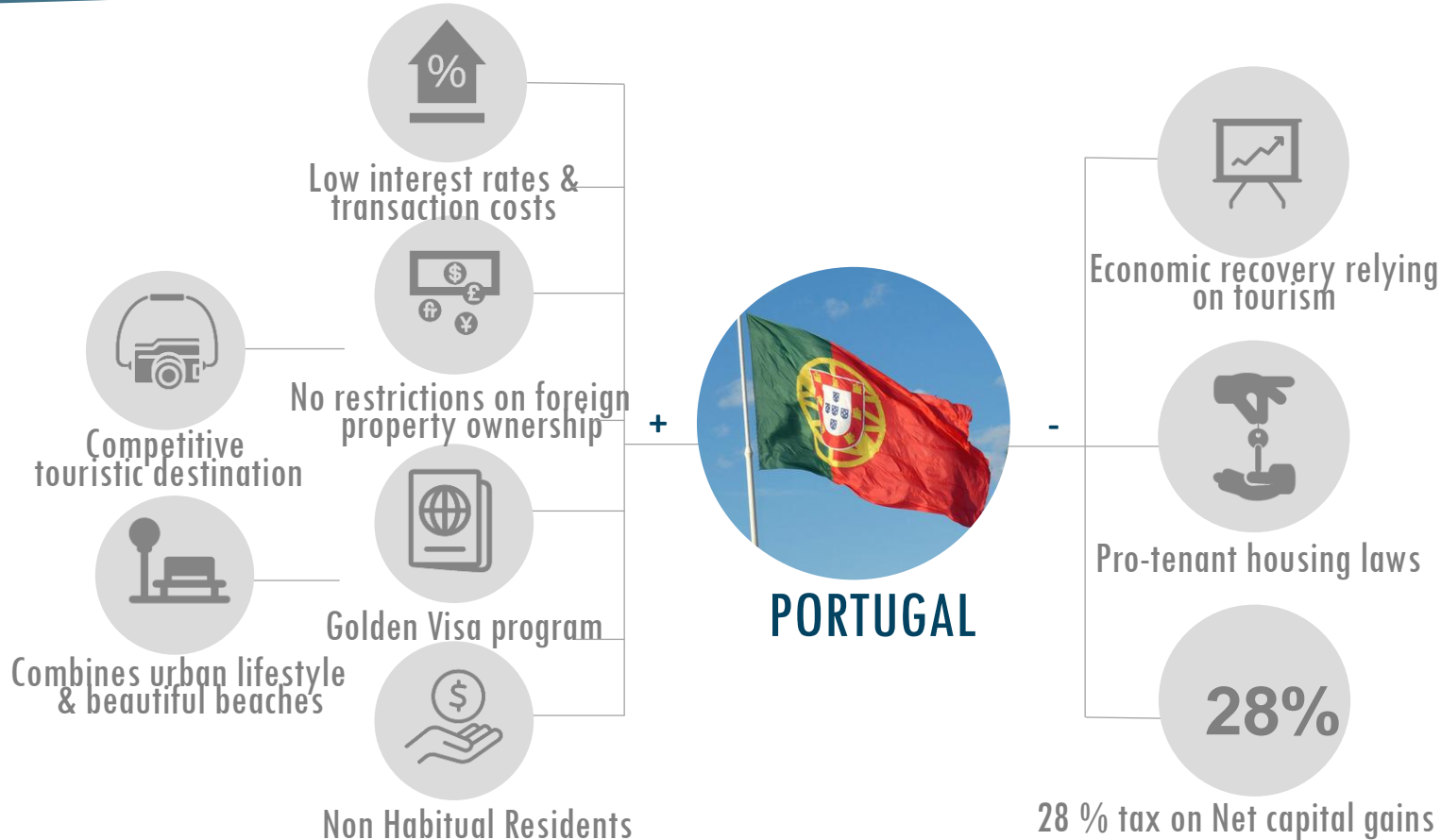


Cap-rate decrease



Rent growth

# EVALUATING REAL ESTATE INVESTMENTS IN PORTUGAL



# EVALUATING REAL ESTATE INVESTMENTS IN PORTUGAL



Estrela, Lapa, Liberdade #1 by  
foreign investors

Year-round travel destination and  
ideal for weekend breaks

Becoming a trendy cosmopolitan  
destination and a renown Tech  
Start-up capital such as Berlin

Worldwide Flight Connectivity

+



LISBON

-

New short-term rental  
restrictions

Some areas have reached a  
Price bubble

Heavy bureaucracy to get  
construction projects  
approved



# EVALUATING REAL ESTATE INVESTMENTS IN PORTUGAL



Historic center (Mercado Bolhao & Aliados) #1 by foreign investors

Douro Valley region (World Unesco Heritage) renown worldwide

Excellent quality of life and growing gastronomic recognition

Porto region had more projects and created the most jobs in 2016

Prices are 30% less than Lisbon's, but rental yields are higher

+



PORTO

-

Many areas in Porto are underdeveloped and/or need to be revitalized

Space for improvement on touristic circuits around Porto

Reduced investment opportunity due to size of city

# EVALUATING REAL ESTATE INVESTMENTS IN PORTUGAL



Best Beaches in Europe, and Portugal's top touristic Region (30% of national income)

Highly popular among retired expats, and new crowd of younger entrepreneurs

Excellent quality of life, infrastructures and business opportunities

Leader in terms of real estate product innovations and offerings

Reduced Golden Visa minimum requirement (€400,000)

+



**ALGARVE**

-

More seasonal than Lisbon, with fewer flight connections in Winter (Improving)

Public transportation may need upgrades

Spread among a much larger area

# OTHER POTENTIAL OPPORTUNITIES

Aging in Place (AiP) opportunities

Renewable Energies

Branded Concepts/Projects

Year-round services in the Algarve

Madeira & Azores Islands

Alentejo

# THANK YOU!

## Q&A at our Kiosk

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Alexandre Mansour

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