

TENDÊNCIAS

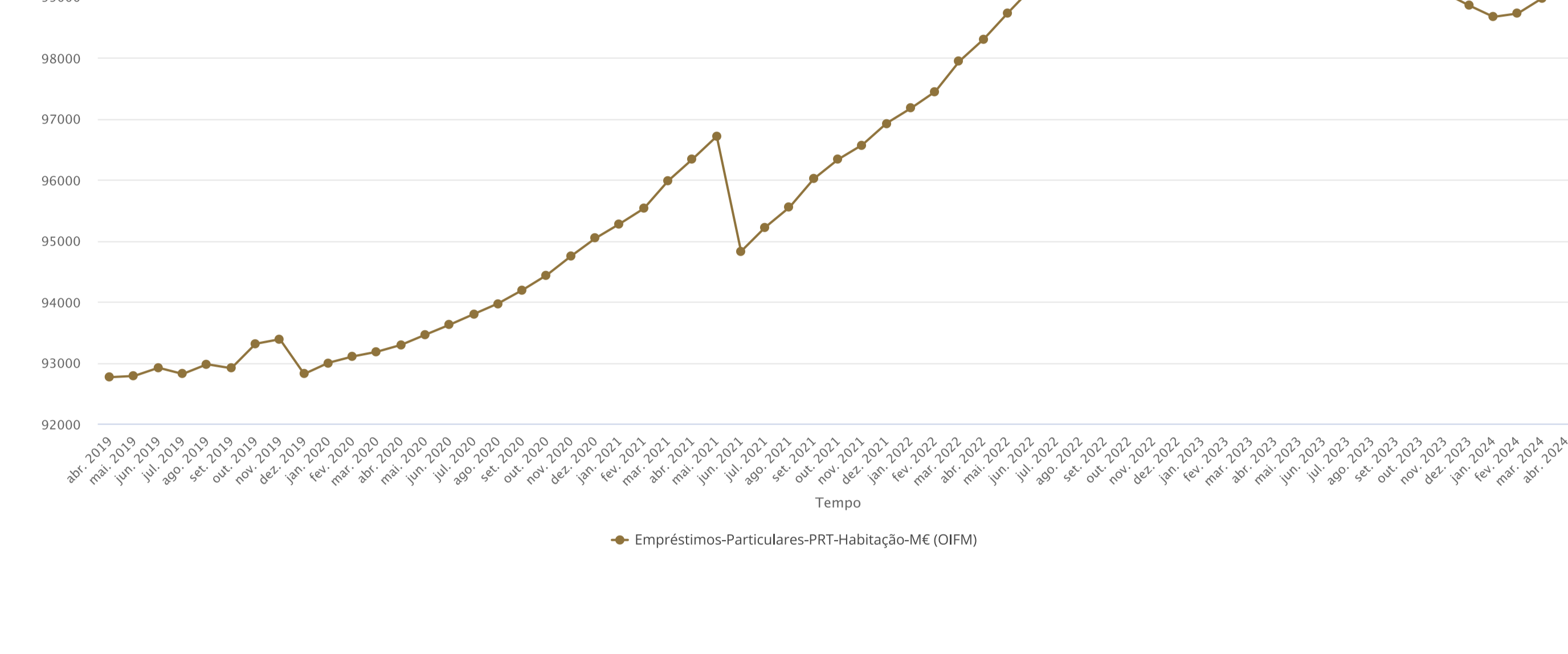
Current real estate market updates.



GDP growth revised upwards, increase in transactions throughout 2024 and controlled growth in Credit.

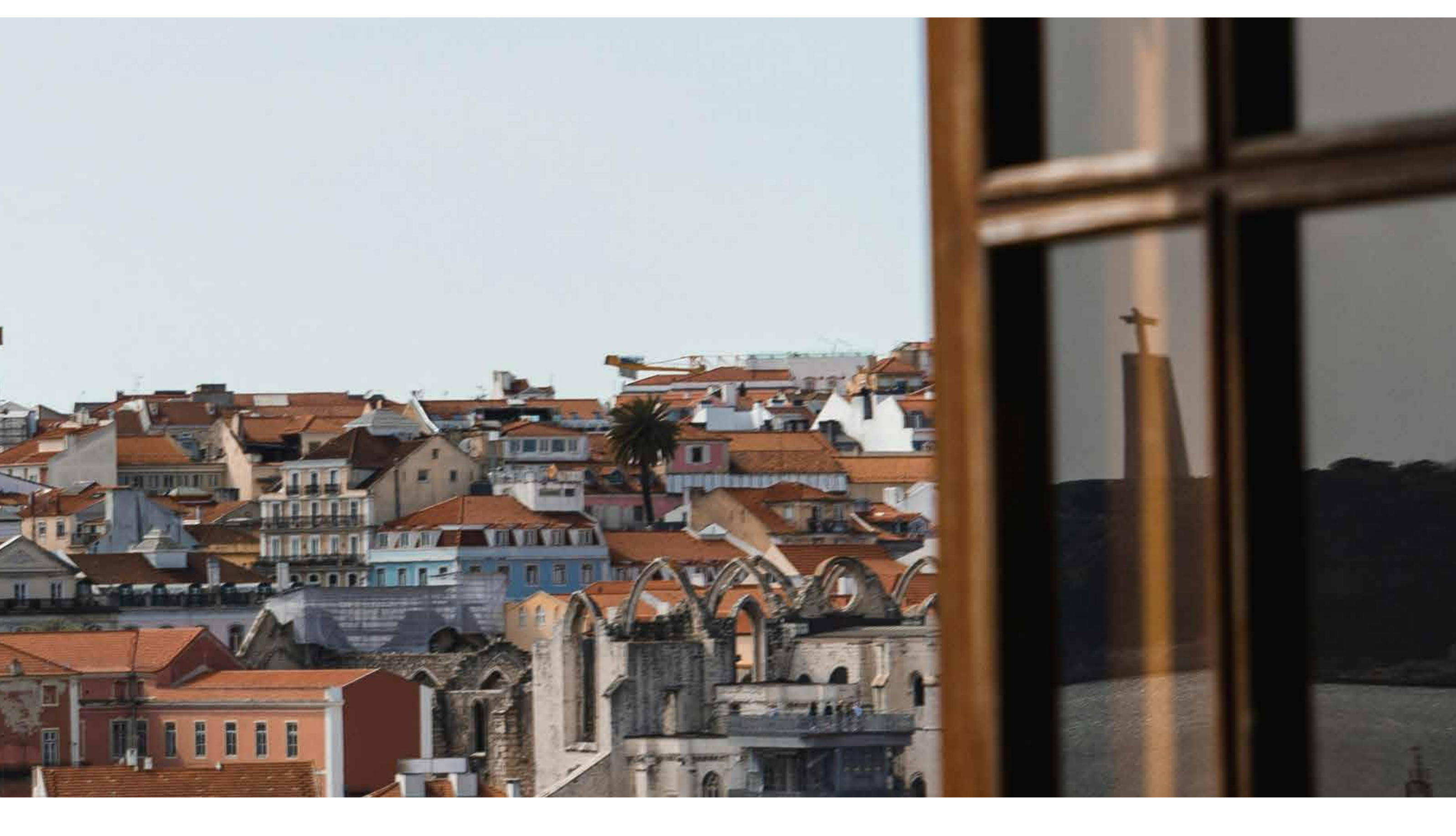
After a period of contraction in the first half of 2023, the Real Estate market in 2024 appears to enter a new period of moderate expansion. Confidential Imobiliário's estimates for the months of March and April already indicate an increase in transactions, beyond the period of the legislative elections. The revision of economic growth forecasts and a small increase in the "alive" balance of housing credit also point to families' financial conditions remaining stable.

Private-Loans-PRT-Housing (Banco de Portugal)

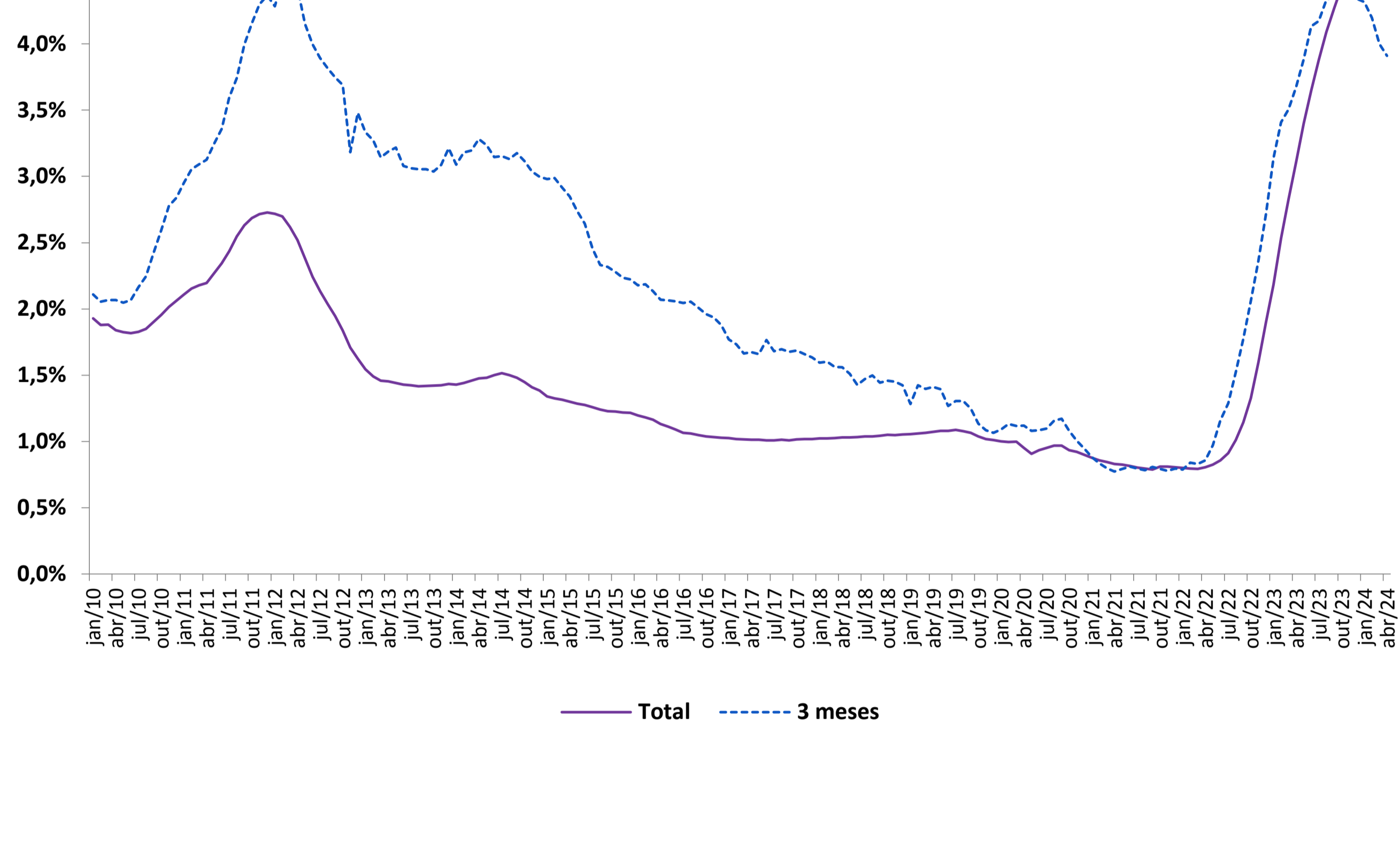


Housing Credit

In contracts signed in the last 3 months, the interest rate registered the 5th consecutive reduction, decreasing by 19.9 bps. compared to the previous month, standing at 3.983%

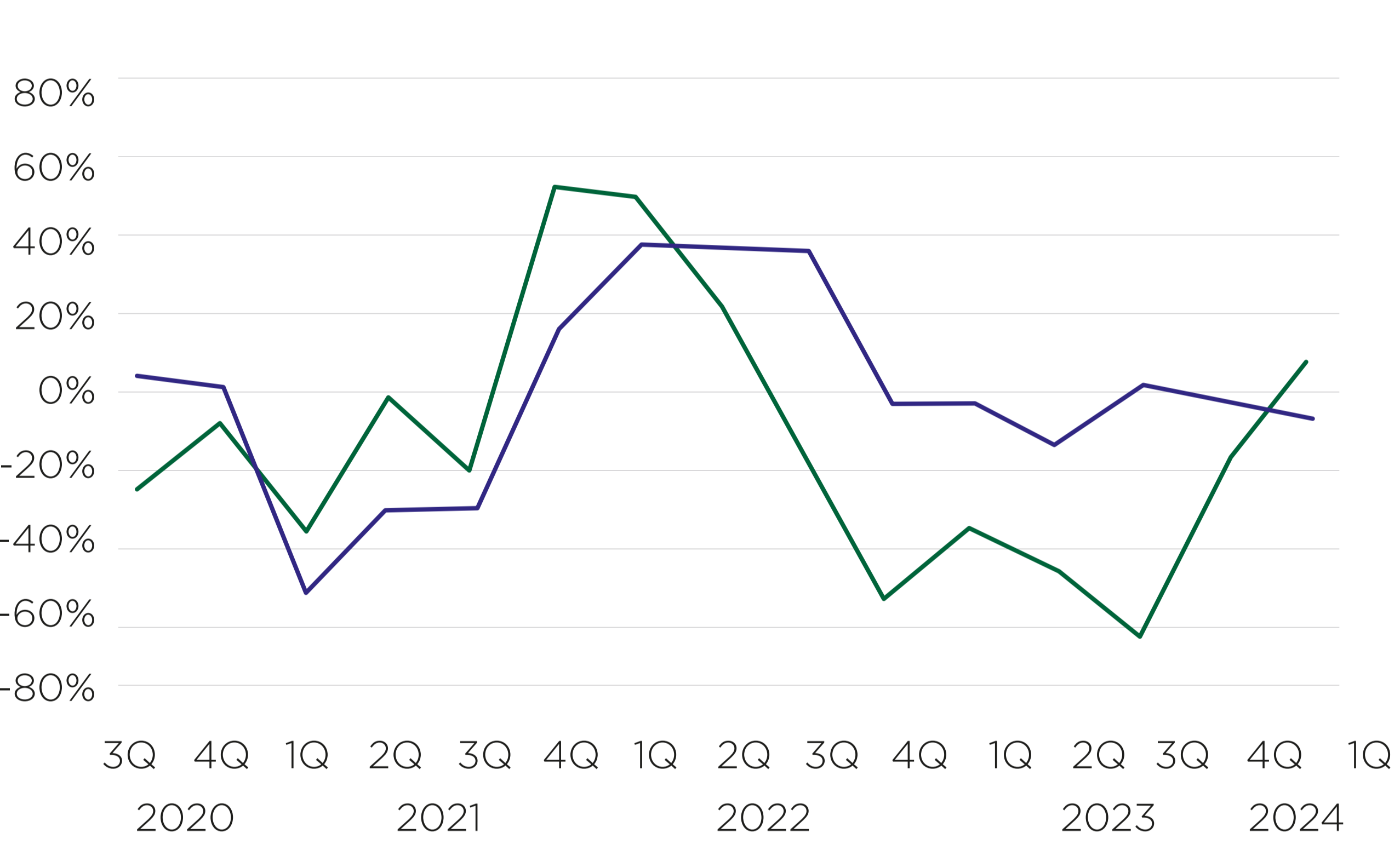


Taxas de Juro implícitas no Crédito à Habitação por Período de Celebração dos Contratos

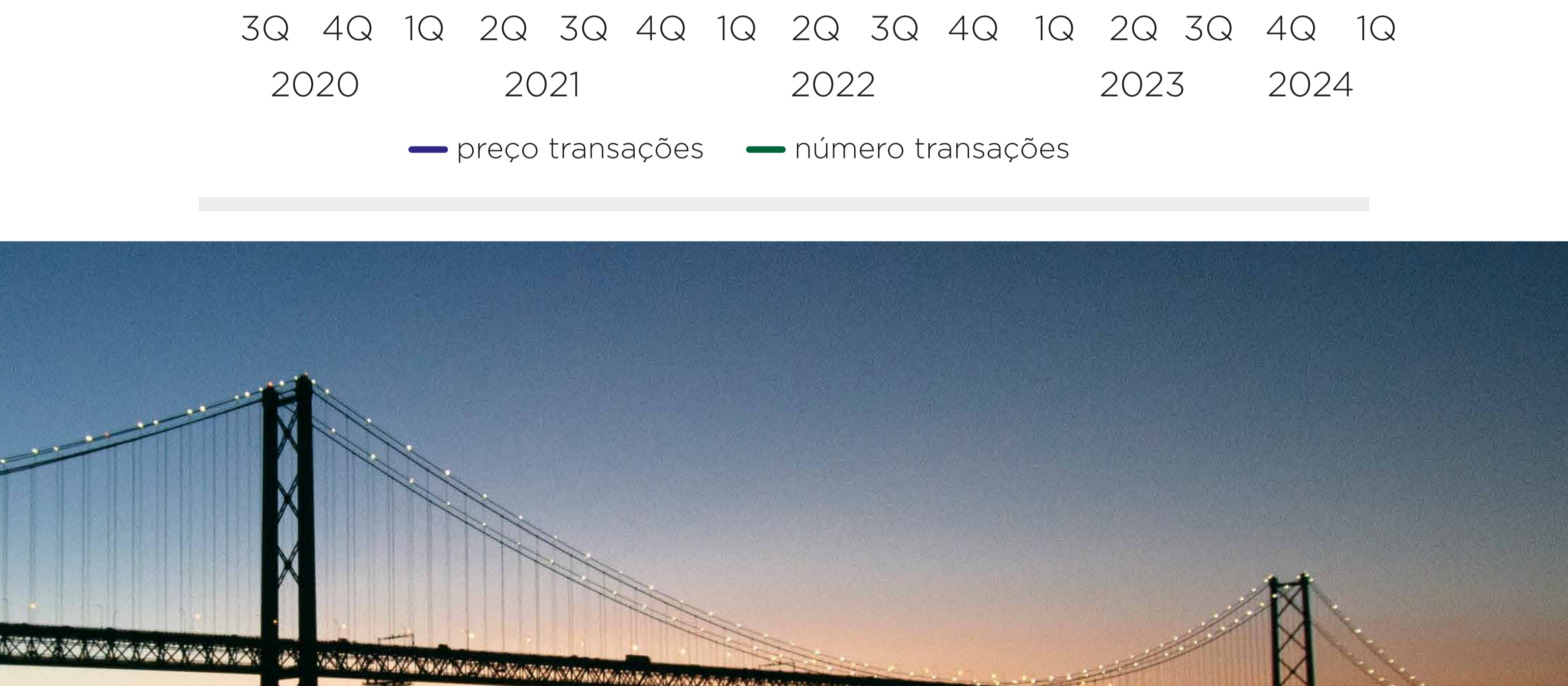
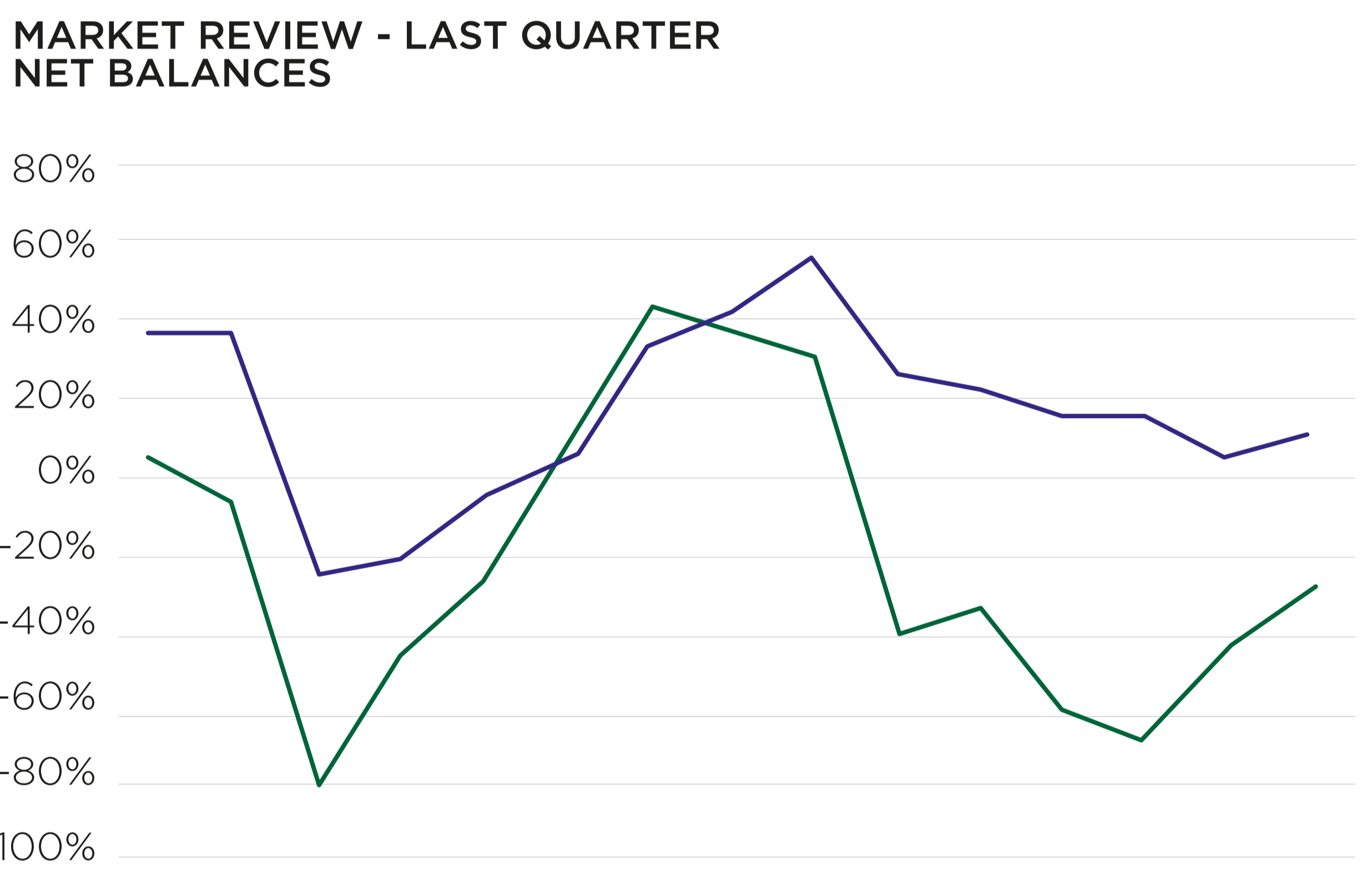


This change in perspectives is also confirmed by the PIPS - Portuguese Investment Property Survey, with the perspectives of market operators (Promoters and Mediators) improving at the end of the 1st quarter.

EXPECTATIONS INDICATOR - LAST QUARTER NET BALANCES



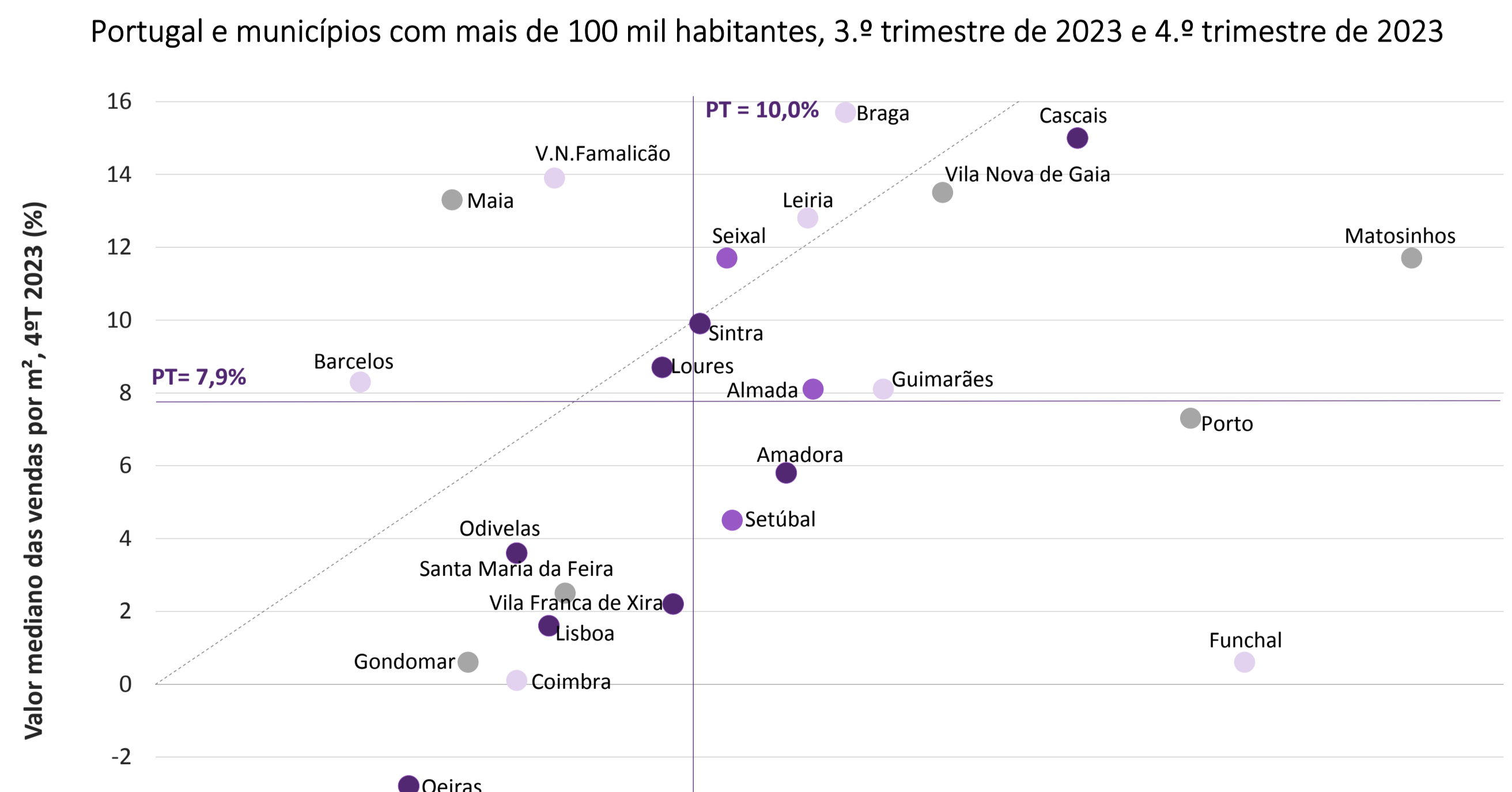
MARKET REVIEW - LAST QUARTER NET BALANCES



Price variation in the main Portuguese cities in the 4th Quarter of 2023 – INE

Within Municipalities with more than 100,000 inhabitants, the slowdown in price growth in the 4th quarter of 2023 was especially felt in Oeiras and Lisbon. Growth above 10% and without signs of slowdown in Municipalities with diverse characteristics and regional dispersion (Cascais, Seixal, Braga, Leiria, V.N. de Gaia).

Taxas de variação homóloga do valor mediano das vendas por m² de alojamentos familiares em Portugal e municípios com mais de 100 mil habitantes, 3.º trimestre de 2023 e 4.º trimestre de 2023



The Government announced on May 10th a package of measures for Housing under the title "Build Portugal", developed in 30 items, which can be consulted here <https://www.portugal.gov.pt/pt/gc24/comunicacao/documento?i=construir-portugal-nova-estrategia-para-a-habitacao>

And with an implementation schedule of 10 to 120 days. We highlight those that have a shorter implementation period:

- 13 – Revocation of forced tenancy (10 days)
- 22 – Local Accommodation, revocation of CEAL1, the expiry of the license and transferability, and the change to the aging coefficient (10 days).
- 24 – Making bank financing viable (15 days).
- 25 – IMT and IS youth exemption: exemption for young people up to 35 years old in properties up to the 4th bracket (up to 316 thousand euros) (15 days)
- 26 – Reformulation of Porta 65: to put the young person's economic reality first, putting an end to exclusions based on income limits (15 days)
- 29 – Streamlining income subsidy programs, eliminating restrictions, particularly on expiries (30 days)

By the end of May, some measures were approved (in the form of a decree, Law or Proposed Law in the Council of Ministers on May 27th) <https://www.portugal.gov.pt/pt/gc24/governo/comunicado-do-conselho-de-ministro-s?i=614>

It is also worth highlighting a proposed law to change the Personal Income Tax rules, reducing the period, from 24 to 12 months, from the period prior to the date of transfer of own and permanent housing, proven through the respective tax residence, necessary to exclude the taxation of capital gains on reinvestment and, in the case of moving residence due to a change of place of work, the discount of the value of the rent from the new residence to the income from the home of origin.