

## Riding the Wave | Student Housing Accommodation

Portugal Market Report | December 2023



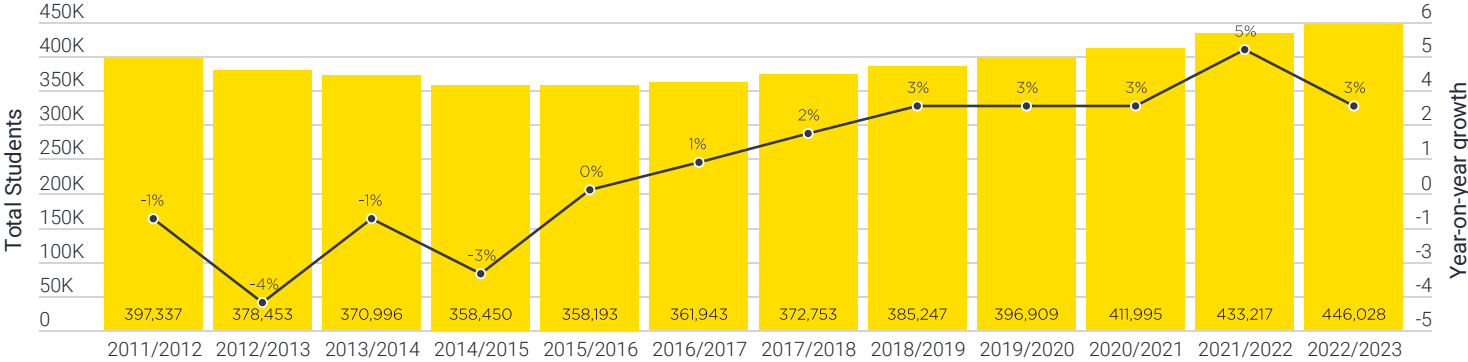
Context overview

The increasing inflation and rising interest rates have significantly impacted Portuguese families, especially those belonging to the middle class. These families often rely on bank loans, whether it is for private consumption or for buying a house. But despite the current challenging economic conditions, it is interesting to note that the number of students enrolling in higher education has not

witnessed a decline, and has been underpinned by stronger wage growth. The academic year of 2022/2023 saw a total of 446,028 students enrolled in higher education, reflecting an approximate increase of 3% compared to the previous academic year. Amongst these, 181,284 (-5% yoy) 402,606 (2% yoy) students are first-time enrollees and 402,606 are full-time students.

This shows the resilience of the education sector even during times of economic turmoil and a result that supports the investment in higher education and the demand from students to study in Portugal. In the last 5 years, the average annual growth rate stands at 3.6%.

Portugal Total Student Growth



Source: Savills Research analyzing DGEEC

● Total Students ● Year-on-year growth

10 year growth  
(2013-2023)

20%

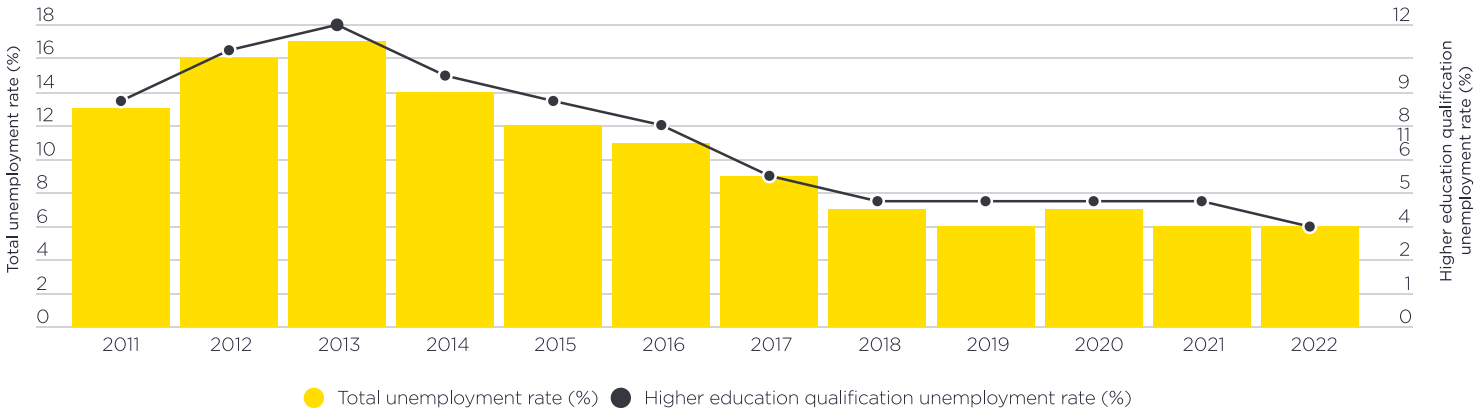
5 year growth  
(2018-2023)

16%

There has been an increasing number of students enrolling in higher education due to the recognition of better career progression opportunities. The unemployment rate of recent graduates from integrated bachelor's and master's

courses recorded in 2022 stood at 4.4%, with a differential of 1.6 b.p. against the total unemployment rate of 6%. In 2021, the unemployment rate among recent graduates was 5.3%.

Evolution of Unemployment Rate



● Total unemployment rate (%) ● Higher education qualification unemployment rate (%)

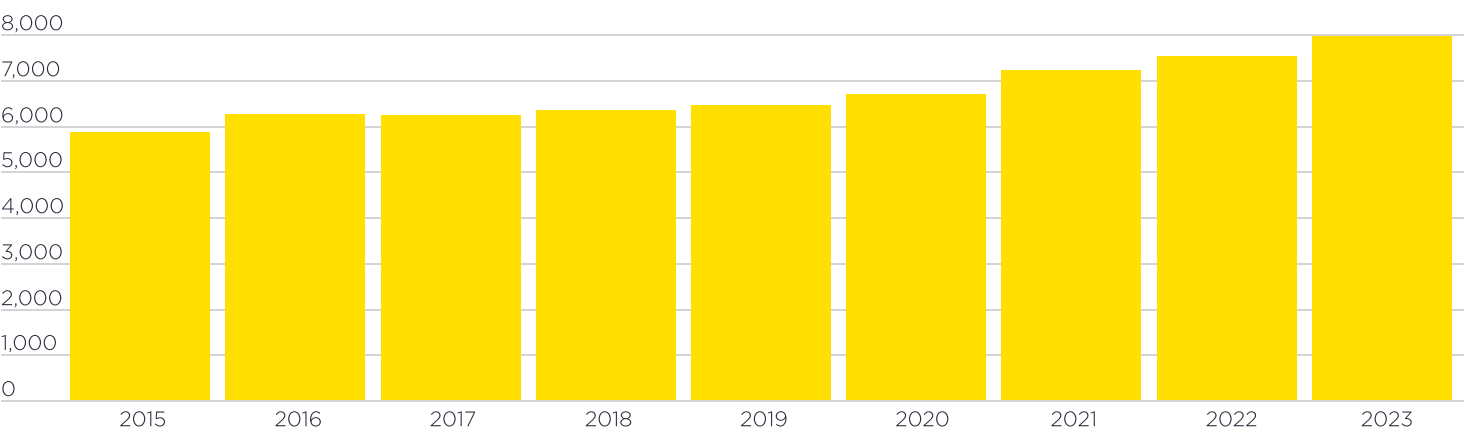
Source: Savills research analyzing PorData

In 2022, the state budget for the education sector was 7.5 billion euros, aimed at fighting inequality and promoting the digital transition. In 2023, the Science and Higher Education sectors received a grant of 285 million euros as part of the Recovery and Resilience Plan. This investment will be directed towards qualification programs for social,

economic, technology programs to encourage innovation and support research.

Recently, an investment of 516 million euros was announced for the construction of university residences through the Recovery and Resilience Plan.

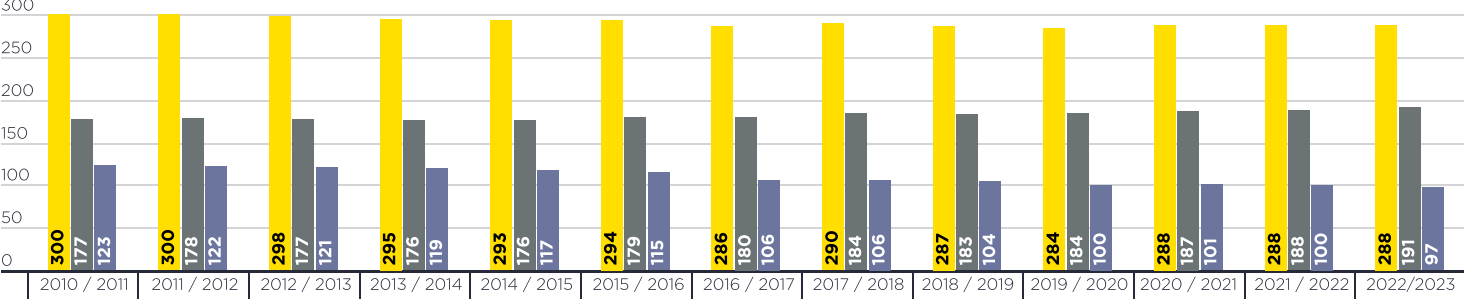
National Expenditure on Education (€ Million)



Source: CGE

In 2022/2023 academic year, there were 288 Higher Education Institutions in Portugal, of which 191 were public and 97 were private. The areas of business science, administration and law, engineering, manufacturing industries, construction, health and social protection represented 58% of the total number of students enrolled.

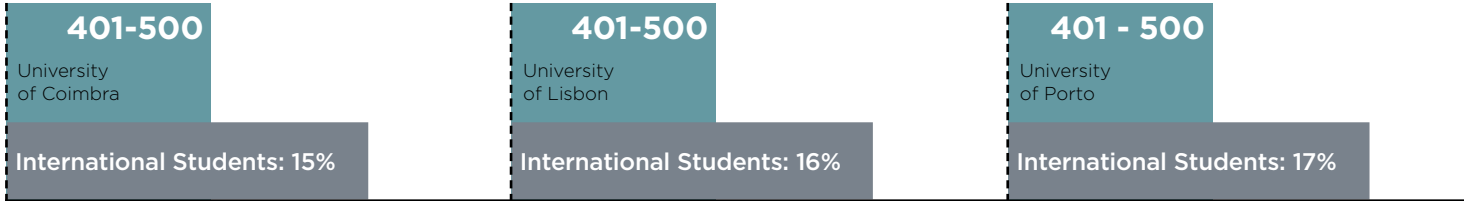
Portugal Higher Educational Institutions



Source: Savills Research Analyzing INE

● Total ● Public ● Private

Portugal Top Universities

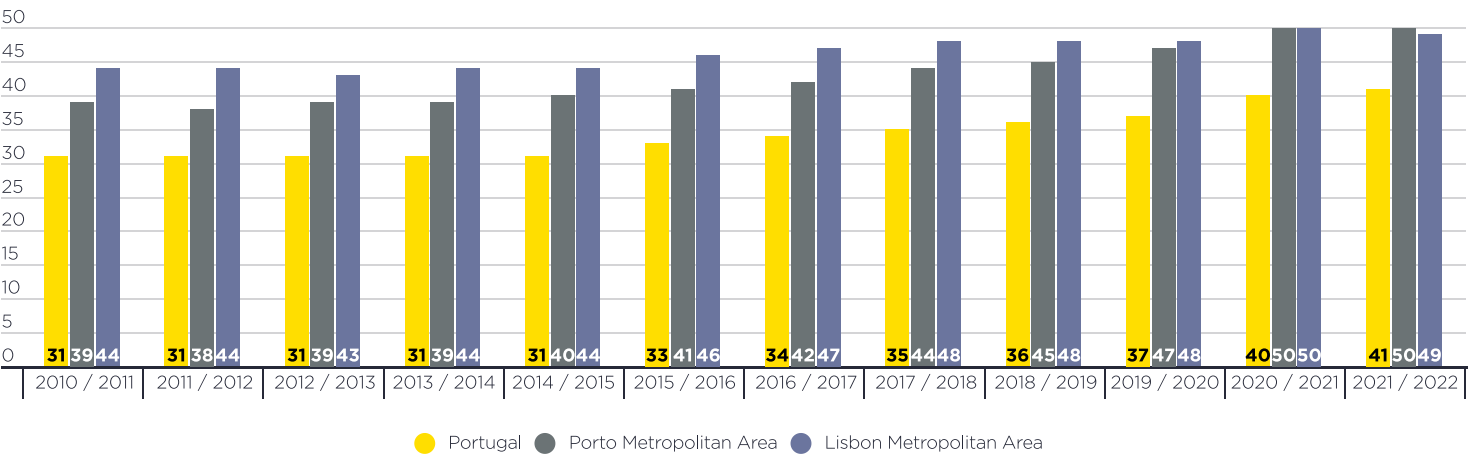


Source: Times Higher Education

Currently, the rate of enrolment in higher education at a national level in Portugal stands at 35%, with metropolitan areas of Lisbon and Porto boasting a higher figure of 45%. Furthermore, the 2021/2022 academic year witnessed a record number of students enrolling in Universities and Polytechnic Institutes, with a year-on-year growth rate of 5.2%. This positive trend shows the increasing importance placed on higher education in the country.

This growth not only reflects the accessibility and availability of higher education opportunities but also highlights the willingness of individuals to pursue continued learning. By 2030, Portugal aims to achieve an average rate of attendance in higher education of six out of ten 20-year-olds, ensuring that a significant portion of the young population has access to higher education. In addition, Portugal aims to reach a target of 50% of higher education graduates in the 30-34 age group, emphasizing the government’s commitment to developing a highly skilled workforce.

Portugal Enrollment Rate in Higher Education (%)

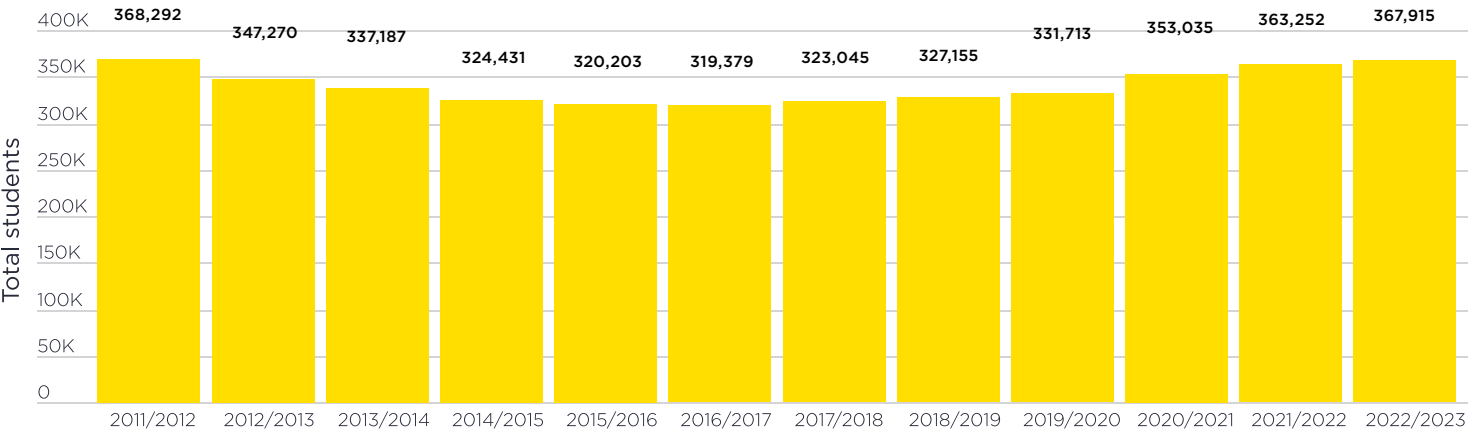


Source: Savills Research analyzing INE

National Students

In the 2022-2023 academic year, national students totaled 367,915. After experiencing a period of decline brought on by the global financial crisis, the number of national students has started to rebound at a steady pace, with an average annual growth rate of 2.65% for the last 5 years.

Evolution of National Students



Source: Savills Research analyzing DGEEC

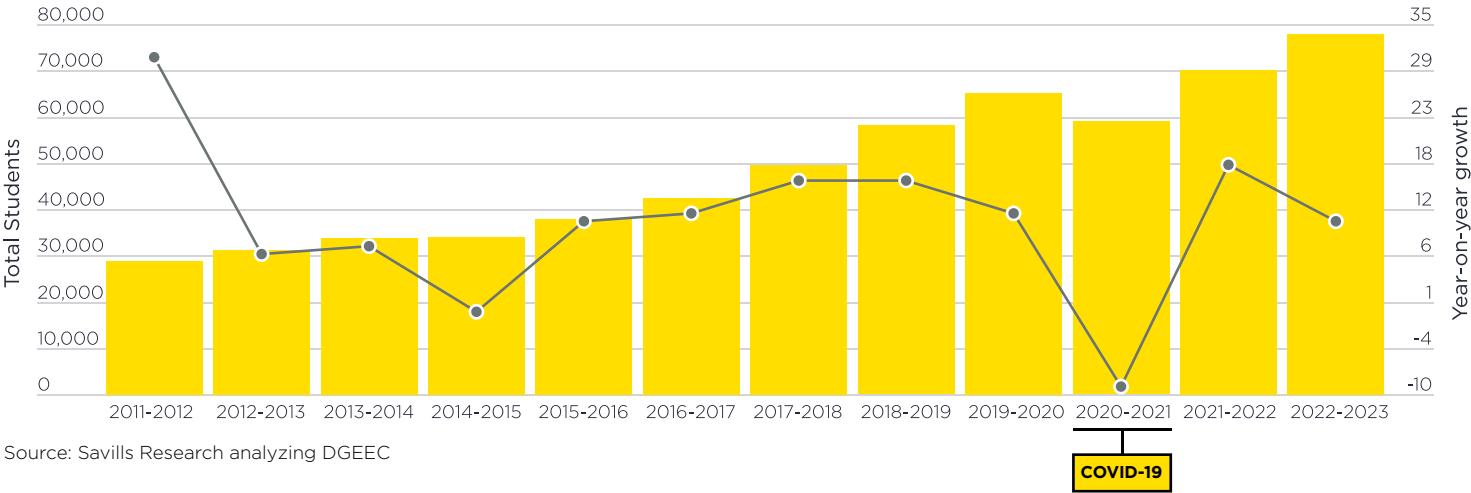
10 year growth  
(2013-2023)  
9%

5 year growth  
(2018-2023)  
12%

International Students

The increase of international students has seen a steady rate of growth. If in 2010/2011 this number was slightly more than 22,000 students, the figures for the academic year of 2022/2023 show 78,113 international students, a very significant increase of 253%

Evolution of International Students



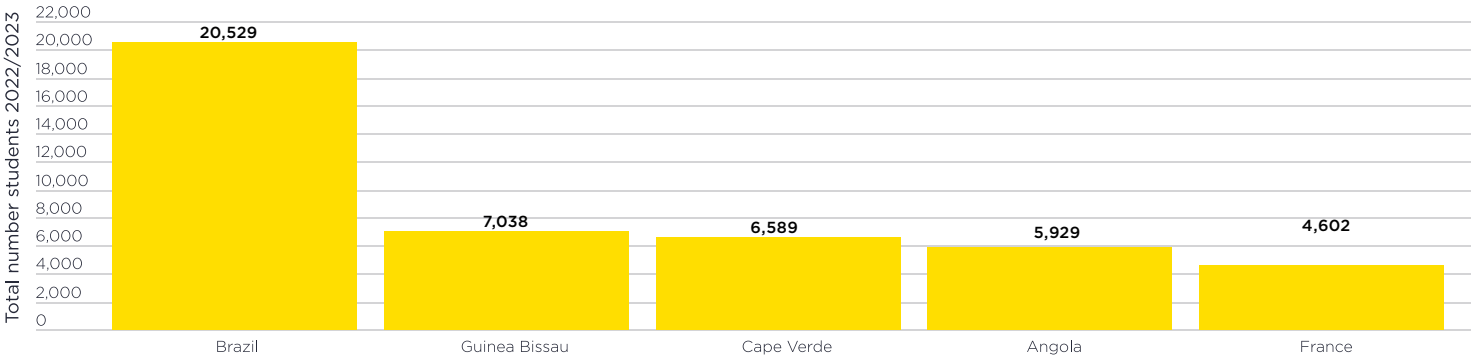
Source: Savills Research analyzing DGEEC

10 year growth  
(2013-2023)  
131%

5 year growth  
(2018-2023)  
35%

Students from Portuguese-speaking countries make up the majority of international students, especially Brazil, which leads the table every year. The internationalization of the Portuguese higher education system is one of the main strategies for the sustainability and modernization of institutions. To this end, Universities teach some courses in English as a way of attracting students from all over the world. Also, the Erasmus + Program follows the Erasmus Mundus Program, involving at least three higher education institutions from three different European countries.

Top International Students



Source: Savills Research analyzing DGEEC



Operators Student Housing

Public Higher Education:

- Tuition fees are set by government decree
- Maximum fee to be established by higher education institutions cannot exceed the amount set in the previous academic year
- 2022/2023 academic year

Private Higher Education:

- The institution that regulates the higher education institution is responsible for fixing the amount of the fees and other charges

Scholarships:

- Minimum monthly grant in 2022/2023: €871
- Students eligible with less than €8.962 per capita in their household

Housing Allowances:

- Available for displaced scholarship students deemed eligible for Social support from the university’s Social Services (SAS)
- Students may benefit from a monthly complement of up to €250. This amount will be superior in regions with greater pressure on the cost of renting

Portugal: Home of International Students and Digital Nomads

Why the “PORTUGAL WAVE”

is so fun to ride?



The growing transition to a digital economy is not only transforming the way we work but also expanding the possibilities for individuals to work remotely from any corner of the world.

The Covid-19 pandemic has accelerated this shift, highlighting the importance of digital connectivity. As a result, the concept of digital nomads has gained significant traction, with more and more professionals embracing this lifestyle.

In October 2022 a new law was approved allowing all international workers to work remotely from Portugal for 1-2 years, aimed at citizens from outside the European Union and the European Economic Area.

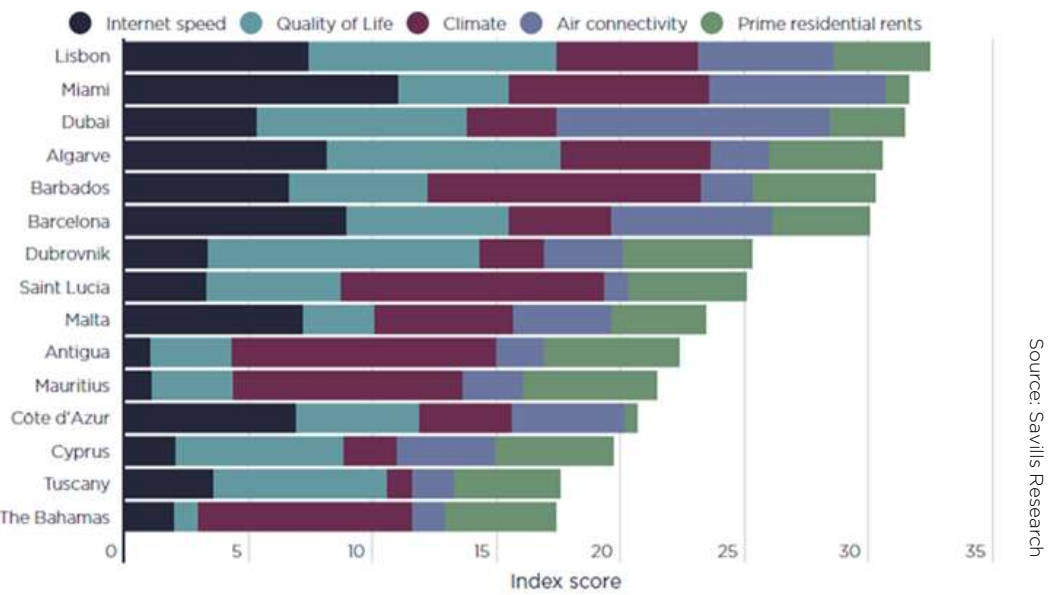
Since October 2022, Portugal has issued around 550 visas for digital nomads dedicated mainly to the IT sector, liberal professionals, and other activities with American, British, and Brazilian nationalities leading the list of nationalities with temporary stay visas and residence permits for digital nomads. After the visa period, workers who want to stay in Portugal can apply for a residence permit for up to five years.

According to Nomadlist Lisbon, Madeira, Porto and Lagos are among the most popular destinations that have attracted workers from all over the world.



The Insuremytrip ranking places Portugal in the 4th place of the Top 10 best countries for digital nomads based on several criteria such as net speed, accommodation prices, language difficulty, cost of living and duration of the work visa.

Also, according to the Savills Executive Nomad Index report, published in 2022, Lisbon is the best city in the world for digital nomads to live in. Behind Lisbon were fantastic locations such as Miami, Dubai, Barcelona, Barbados, Tuscany, and the Bahamas.



Savills' evaluation was based on the following market fundamentals: climate, good infrastructure, technologies, security, coworking spaces, cultural life, and gastronomy.

Coliving: Your home away from home

The arrival of the digital nomads and the increase in the number of international students has created an urgent need for accommodation with physical characteristics, concepts, and service offers based not only on the quality factor but also on values such as a sense of community, sharing of experiences and networking. In response to these emerging demands, Purpose-Built Student Accommodation and Coliving have surged as viable options with a use that can be flexible

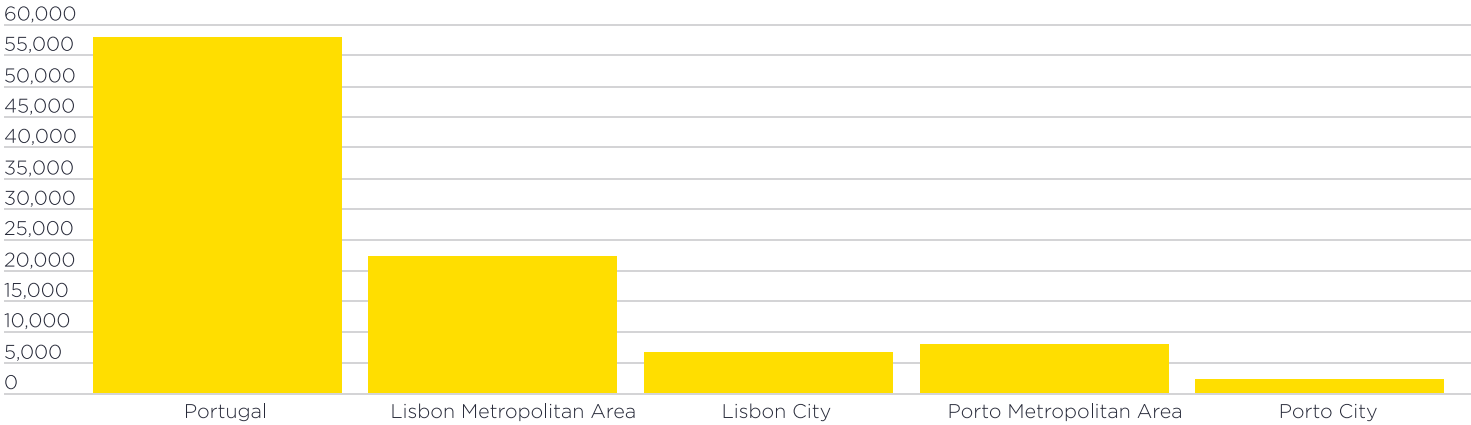
and convertible for both students and young professionals. Purpose-Built Student Accommodation addresses the lack of support from universities, while Coliving caters to new demographic trends introduced and remote working.

Both models are based on the idea of shared spaces and experiences, offering a unique approach to accommodation. They also prioritized community-building which fosters a sense of belonging among residents,

making them attractive options for individuals seeking a more interactive living experience.

These alternative accommodation options have gained popularity due to their ability to provide more than just a place to stay. They offer a platform for connection and collaboration, enriching the overall living experience for tenants.

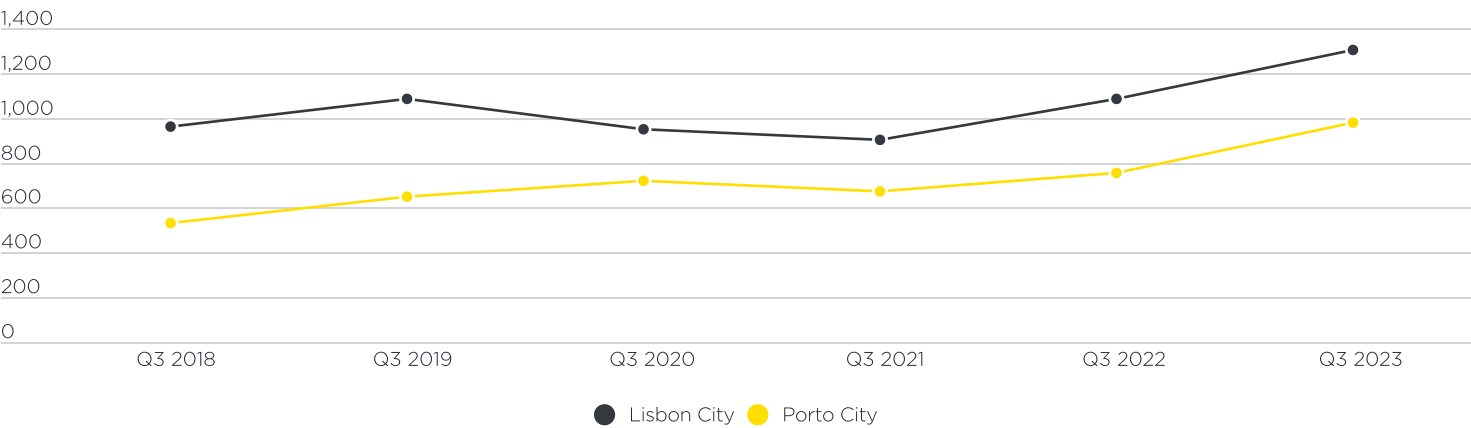
Employed Population  
(Resident abroad at the 31<sup>ST</sup> of December of 2021)



Source: INE

With the steady rise in the number of international residents and the shortage of affordable rental properties in the housing market, the potential for growth and appeal in alternative rental models is substantial, due to a competitive price vs quality offering.

Rental Market Average Asking Price (€/month) T1 or Less



Source: Savills Research analyzing SIR

In mainland Portugal, Savills has identified 72 Coliving spaces, offering accommodation options for individuals seeking shared living arrangements. With a total of more than 1,900 beds, these Coliving spaces provide a convenient solution for those seeking a unique living experience.

It is interesting to note that 90% of these spaces are managed by private apartments operators such as YON, Same Same, Outside, Habyt and Coolivin. On the other hand, private PBSA operators like Nido, LIV Student (via LIV CoLife), and BigCity manage the remaining 10% of the Coliving spaces. Despite the smaller share in terms of the number of spaces, private PBSA operators lead in terms of the number of beds, boasting over 1,200 beds.

CoLiving spaces offer a range of accommodation options to suit different budgets and preferences.

Prices range from 450€/month to 1,299€/month. The final cost depends on factors such as the type of accommodation, amenities provided, and additional services included.

Lisbon is currently home to a thriving CoLiving scene, with a total of 33 CoLiving spaces operating in the city. These spaces offer more than 1,100 beds. One of the largest operators in the market is the aforementioned Nido, which operates five CoLiving spaces under their brand Nido with a total of 1,000 beds.

Moving on to Porto, this vibrant city also marks it's presence in the CoLiving scene. With a total of eight CoLiving spaces, individuals seeking

shared accommodation have a few options, including Nido, BigCity and LIV CoLife.

Among these options is the LiVCoLife, a CoLiving space offered by Valeo Groupe, which features a total of 71 beds. Additionally, Smart Studios also has a presence in Porto with Nido Asprela, offering 243 beds for those looking for shared living arrangements. Another operator in the city is BigCity, with two CoLiving projects located in the Asprela area.

SPOT THE DIFFERENCES	PBSA	CoLiving
Purpose-Built	yes	Yes
Concept & Feeling		
Networking community	More focused on academic needs	Yes
Sense of belonging		Yes
Sharing experiences		Yes
Develop work opportunities and connection		Yes
Living Spaces		
Private bedrooms	yes	Yes
Shared rooms	yes	No
En-suite bathrooms	yes	Yes
Shared bathrooms	yes	No
Privacy	Depending on the type of accommodation	High
Fully furnished	yes	Yes
Target		
Students	yes	Yes
Young Professionals	no	Yes
Digital Nomads	no	Yes
Lease terms		
Flexibility	Low-flexibility	High-flexibility
Lease terms	Residents may be required to commit for a full academic year	Allows short-term leases
Rent	May or not include utilities	All-inclusive
Amenities		
Wi-Fi	yes	Yes
Housekeeping	no	Yes
Shared amenities ( pool, gym, laundry, others living room, cowork & study spaces)	Depending on the type of residence	Yes
Community events: Workshops, sports classes, sharing experiences	Depending on the type of residence	Yes

Source: Savills Research

## The current supply of University Residences in Lisbon and Porto serves only 2% of all students in higher education

Housing students is one of the great challenges currently faced by Portuguese universities. The scarcity of supply, growing demand and consistent rental growth has created enormous development potential in Portugal's student housing market.

The supply / demand imbalance has been accelerated by the efforts of government and university bodies to provide high quality education, invest in facilities and establish partnerships with international universities, increasing the pressure on housing.

The current supply of student accommodation provided by public and private universities in Lisbon

and Porto is approximately 3,800 beds. It is concerning to note that the supply of public accommodation has not seen a substantial increase since the presentation of the National Plan for Higher Education Accommodation (PNAES) in 2018/2019. The scarcity of available accommodation places further strain on existing supply, forcing students to find suitable housing without support.

By the end of 2026, there will be 15,000 more beds spread across the country for students, as part of the Recovery and Resilience Plan (PRR). Even so, this number is insufficient for the high volume of demand.

These beds will address the pressing need for student accommodation, ensuring that students have access to suitable living spaces while pursuing their education. Of the projected 10,000 beds, approximately 50% will be newly constructed, providing a fresh supply of accommodation options for students across the country.

The remaining supply will be integrated into existing residences that are already operational but will undergo renovation to meet modern standards.

# Operational PBSA Private Supply

## Who are the main operators in Portugal?

The development of the PBSA market in Portugal is relatively recent compared to other European countries. There are 23 private student housing operators. Together, these operators provide a total of slightly over 9,600 beds, which are spread across several projects in the Lisbon, Porto, Coimbra and Covilhã markets.

Among these operators, the largest residence currently in operation is managed by LIV Student. In terms of market leadership among PBSA operators in Portugal, Livensa Living takes the lead.

Livensa Living has been meeting the growing need for quality housing options, managing over 2,400 beds across their five projects in Lisbon, Porto, and Coimbra. Livensa Living has successfully responded to the demand for comfortable and convenient living spaces for students in these cities.

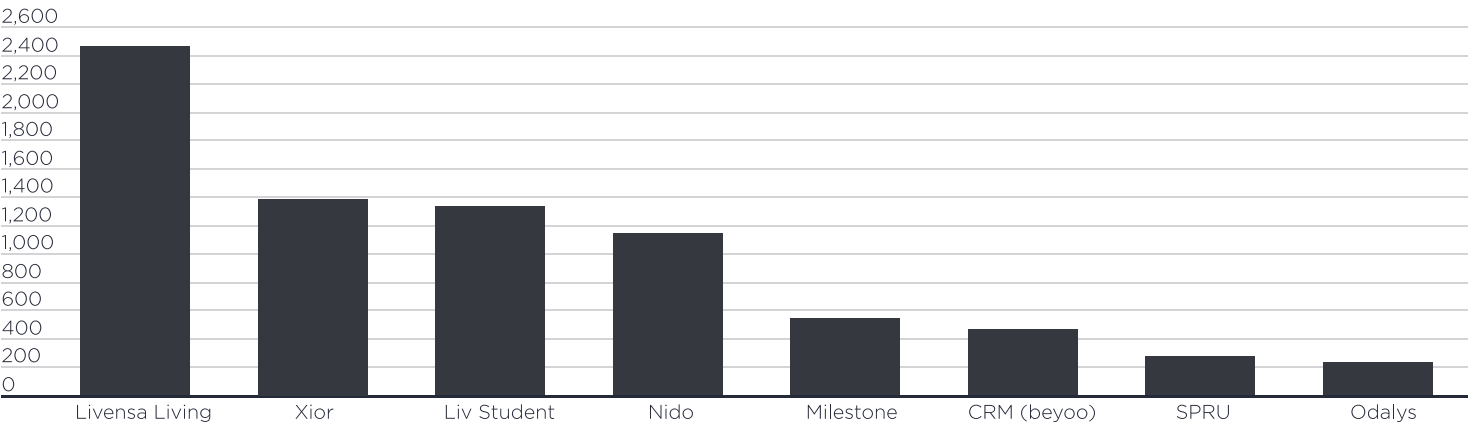
Following closely behind is XIOR which provides a total of 1,400 beds. With their most recent project located in the Alta de Lisboa area in Lumiar, comprising almost 500 beds, XIOR continues to expand its supply of student housing in Lisbon's Metropolitan Area.

When we analyze the locations where the main operators of PBSA are present, we quickly observe that there is a clear attraction for urban centers such as Lisbon and Porto and respective metropolitan areas, where a greater number of universities and students are concentrated.

However, secondary cities are also seeing a growing interest in analysis by idevelopers and international investors, motivated bymarket fundamentals, university expansion and ETPs (English Taught Programs), which continue to attract a growing number of domestic and international students.



PBSA Operators by bed numbers



Source: Savills Research

**67% of future supply planned for Lisbon and Porto is already underway.** In the markets of Lisbon and Porto, the number of projects underway between 2023-2028 is set to boost the available bed capacity by over 6,000 new beds of PBSA. 50% of the new pipeline is expected to come from the Lisbon PBSA market.

# City Market Lisbon

With a population of 2.9 million inhabitants, the Lisbon Metropolitan Area stands as the largest urban center in Portugal, making it a significant hub of activity.

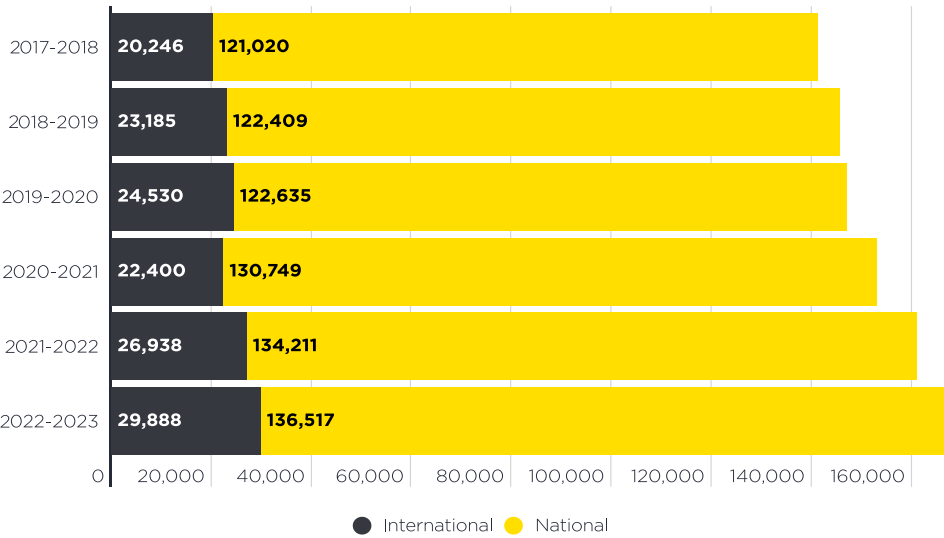
Figures for the academic year of 2022/2023 indicate that 166,405 students are enrolled in higher education institutions, an increase of 3.2% compared to last year.

Currently, there are 91 Higher Education Institutions in the Lisbon Metropolitan Area. The University of Lisbon has the largest number of students with 50,197 students in the 2022-2023 academic year, followed by Universidade Nova de Lisboa with 25,191 students. The University of Lisbon is the largest university in Portugal and one of the largest in Europe, where around 17% are international students.

The Lisbon Metropolitan Area has also witnessed an influx of approximately 344,000 international inhabitants, with 108,000 of them residing within the city centre.

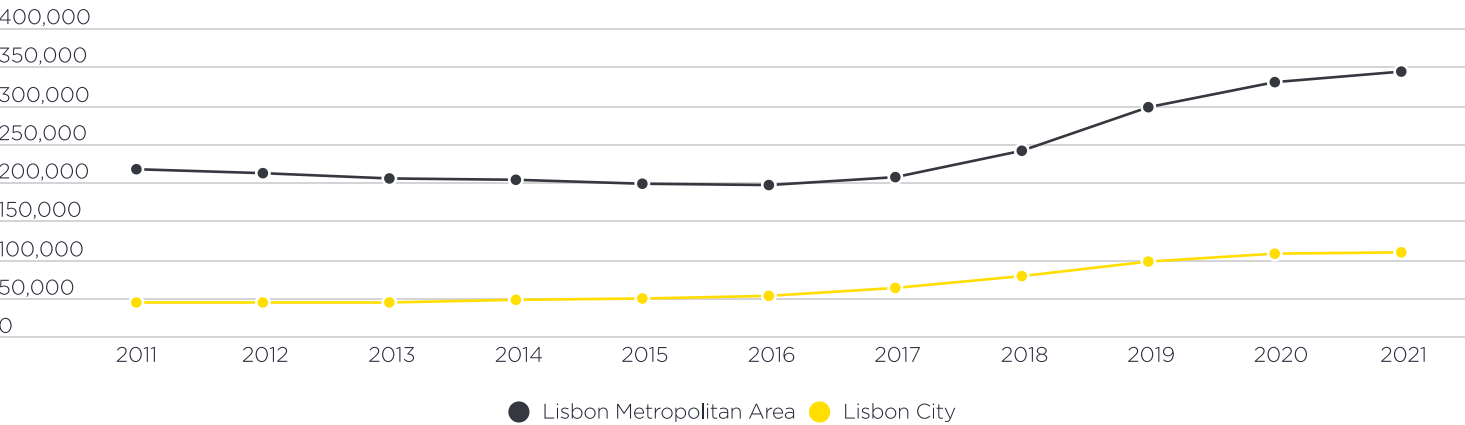
Evolution of National vs International Students

Lisbon Metropolitan Area



Source: Savills Research analyzing DGEEC

Evolution of International Resident



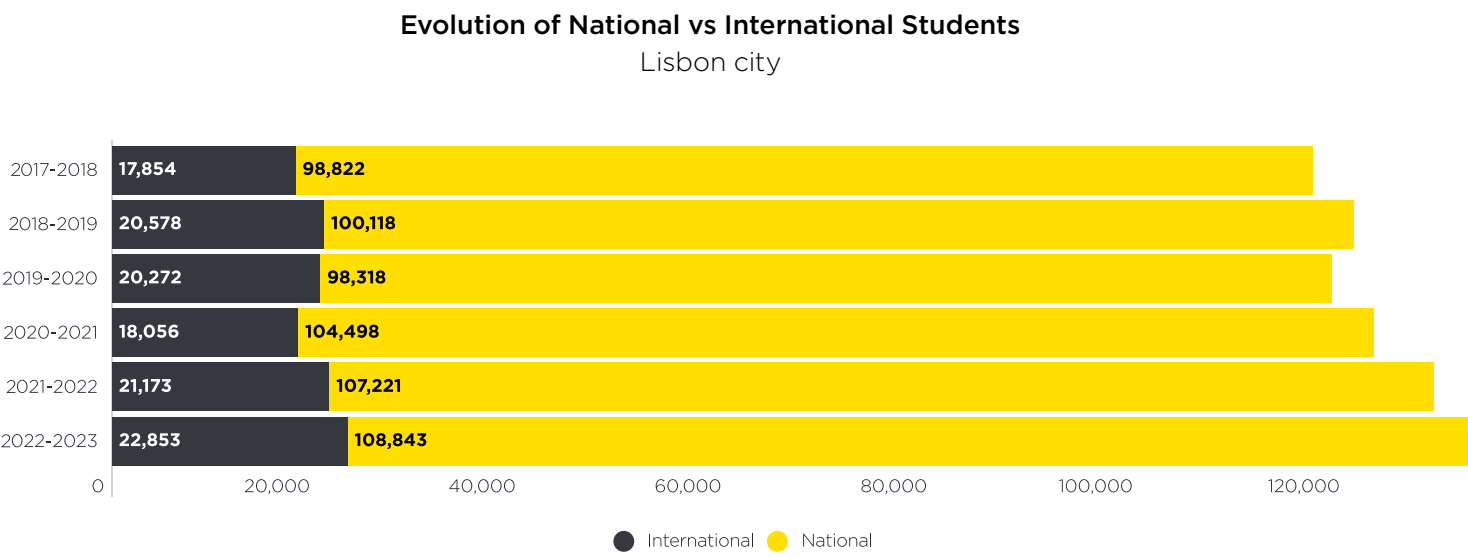
Source: Savills Research analyzing INE

Lisbon city is the capital of Portugal and the center of the Lisbon Metropolitan Area. Not only does the city serve as the political and cultural epicenter of the country, but it also holds great significance in terms of its population.

Lisbon city alone attracts and engages 27% of the active population and employed population of the entire country. Moreover, with the city's allure as a center of education, it also attracts numerous students from around the world, adding to the vibrant mix of nationalities and cultures present in the Lisbon Metropolitan Area.



More than 31,000 students obtain their higher education diploma every year, with a particular focus on Business, Health, Engineering and Social Sciences. Data regarding 2022/2023 academic year for the city of Lisbon shows 131,696 enrolled in higher education, an increase of 3% compared to the previous year.



Source: Savills Research analyzing DGEEC

Attractiveness

- Quality of life
- Direct flights
- Great accessibility to Europe and rest of the world
- Innovative business environment
- Quality of universities
- International culture vibe
- Startups incubator
- 20 min away from the beach
- Great restaurants
- Nightlife



To foster international collaboration and expand their global reach, universities are actively pursuing various strategies and partnerships with other countries.

These efforts are particularly focused on strengthening ties with Portuguese-speaking countries. By establishing scientific and academic cooperation protocols with higher education institutions in regions beyond Europe, such as Brazil, China, the Middle East, and PALOP's (Portuguese-speaking African countries), universities are actively working towards creating a more interconnected and diverse academic landscape.

Lisbon City:  
Top Nationalities



BRAZIL  
5,935



ANGOLA  
2,657



GUINEA BISSAU  
1,575

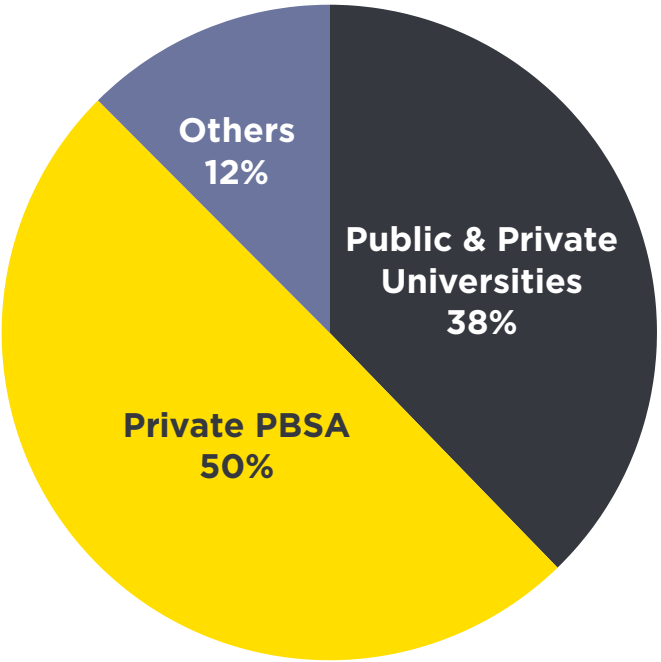


GERMANY  
1,447



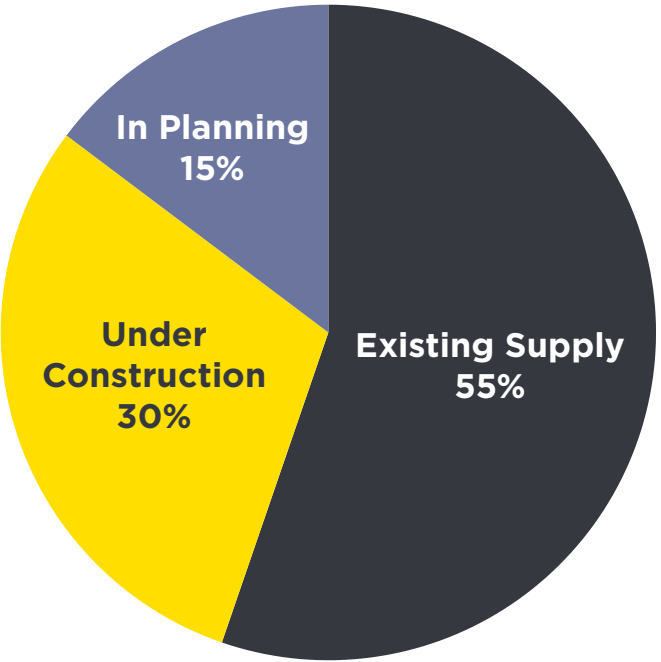
ITALY  
1,440

Distribution of Student Accomodation Supply



Source: Savills Research  
*Other\*- Include the following categories: Private Institutions and Student Apartments Operators.*

Distribution of Total Student Accomodation



Private/Public Supply Demand Ratio  
Current Provision Rate (%)  
**5%**

Most Common Amenities

- Private Bathrooms and kitchenettes
- Lounge areas
- Study areas
- Laundry services
- Outside spaces and terraces
- Common Kitchen spaces
- Security
- Gym

These residences are managed by reputable operators such as XIOR, Livensa Living, and Nido, ensuring that students have access to modern and well-maintained facilities.

Additionally, there are also small private apartments and non-institutional operators catering to the student housing demand in Lisbon with around 1,000 beds, such as Houze Student, The Housing Concept, and Shelter.

The public supply of accommodation for students is approximately 2,000 beds provided by the Universidade de Lisboa, the Universidade Nova de Lisboa, the Instituto Politécnico de Lisboa and ISCTE. The private Universidade Católica Portuguesa provides a further 300 beds.

The provision of student accommodation is primarily driven by PBSA operators and small private apartments operators, since the university student accommodation, as well as the traditional rental markets, fall short in meeting the needs and expectations of the student community, often characterized by low-quality offerings that are not tailored to the specific requirements of students.

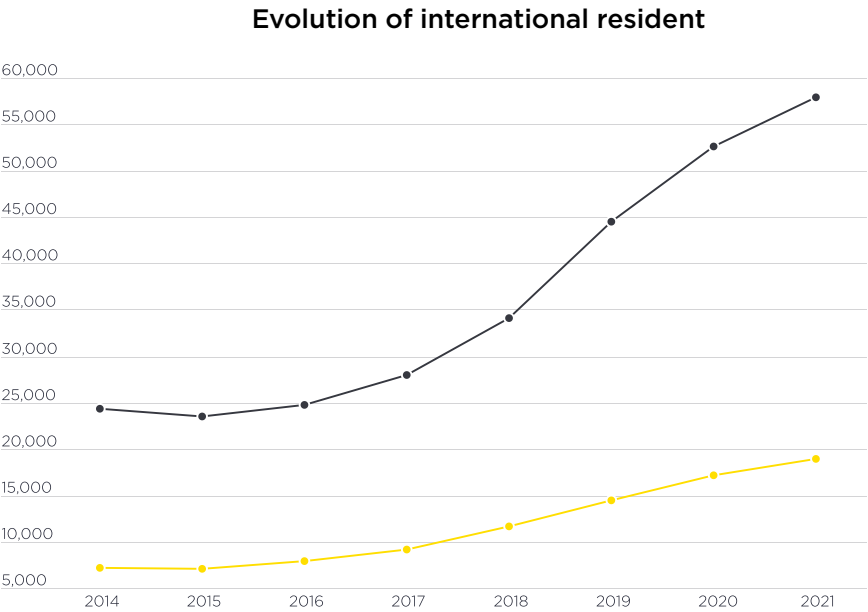
The student accommodation market in Lisbon is thriving, with a wide range of operators providing high-quality residences for students.

# City Market

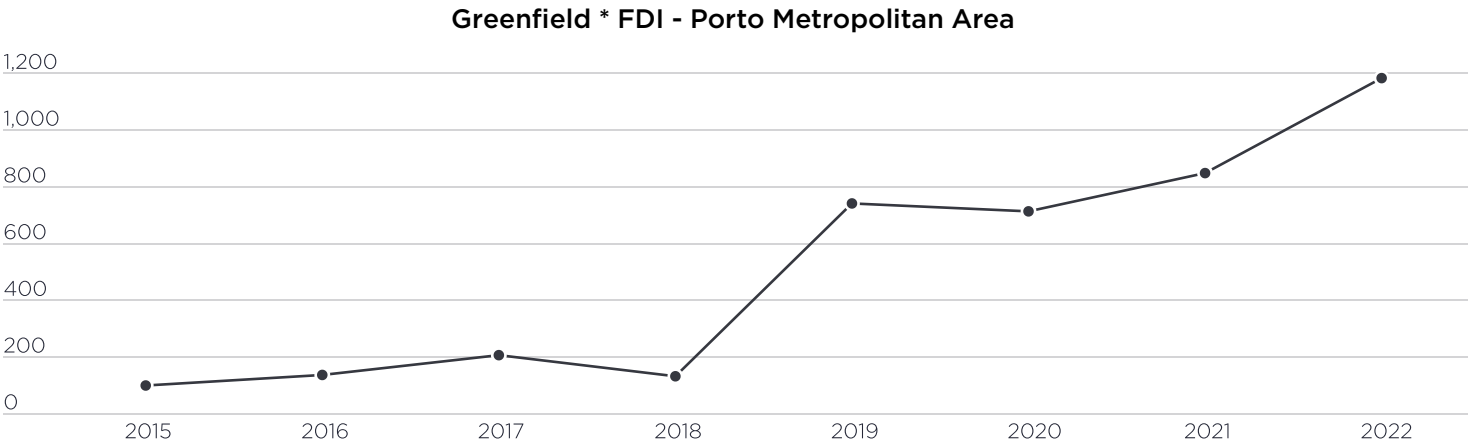
## Porto

Considered one of the best European cities for digital nomads, the city of Porto takes an extremely relevant position as a laboratory of strategies based on innovation, technology, learning, and internationalization. The city's vibrant atmosphere and thriving business landscape have attracted a significant number of internationalers in recent years. With 1.7 million inhabitants in the Metropolitan Area of Porto, the international resident population has doubled in the last five years, adding 58,000 thousand internationalers according to the 2021 Census.

This has led to a surge in demand for student accommodation. Until 2026, the city of Porto will be the stage chosen by the European Innovation Academy to hold the next 5 editions of what is considered the largest technological and digital entrepreneurship program, which brings together more than 500 students from 120 universities around the world.



Source: Savills Research analyzing INE



Source: InvestPorto  
\* Greenfield FDI projects, such as a international company setting up (or expanding) a physical presence in the Porto Metropolitan Area

# Attractiveness

- High quality of life
- Great accessibility to Europe and rest of the world
- Modern infrastructures
- Innovative business environment
- People’s hospitality and friendliness
- Historic heritage
- Community feel
- Mild climate

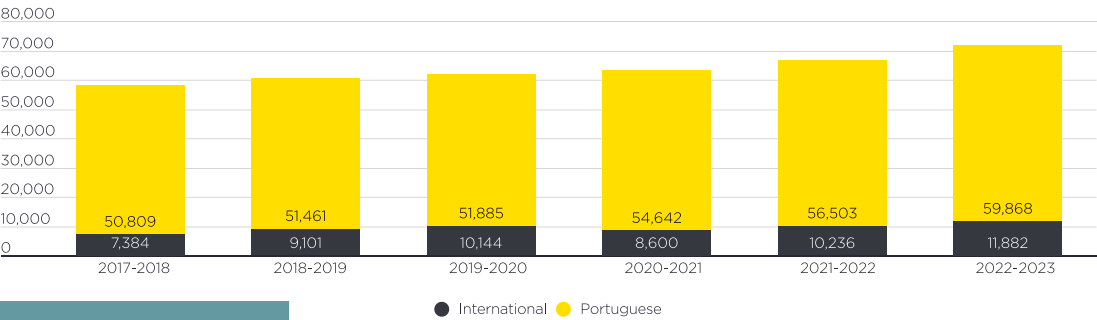
In the 2022/2023 academic year, the Metropolitan Area of Porto recorded a total of 90,193 students enrolled in Higher Education Institutions, an increase of 3% compared to last year numbers. Among these students, a significant 80% were enrolled in schools and faculties located in the city of Porto itself. This indicates the city’s prominence as an educational hub within the region.

Within the city of Porto, there are currently 40 Higher Education Institutions that offer a wide range of academic programs.

These include the esteemed faculties

integrated within the University of Porto, renowned worldwide for its academic excellence, as well as the prestigious Institute of Porto. Figures for the academic year 2022/2023 indicate 71,750 students enrolled in higher education institutions in Porto City, an increase of 8% compared to last year’s total of 66,739 students.

Evolution of National vs International Students Porto City



Source: Savills Research analyzing DGEEC

# Porto City: Top Nationalities



BRAZIL  
4,355



FRANCE  
1,075



ITALY  
914



SPAIN  
738



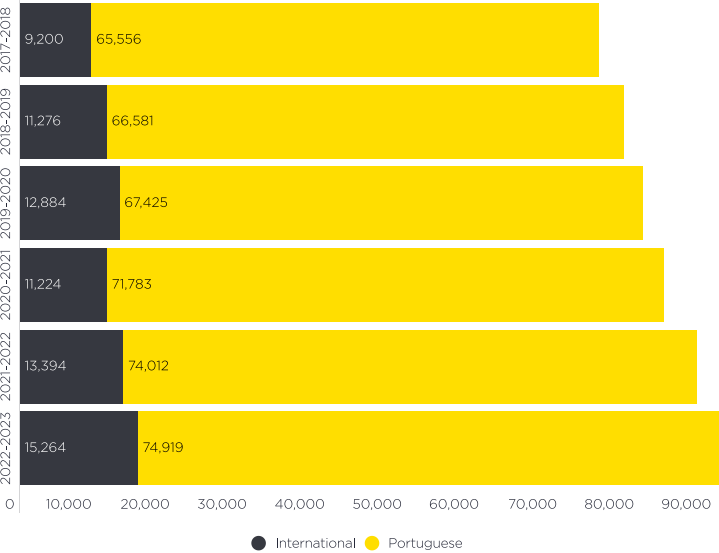
ANGOLA  
603

Source: Savills Research analyzing DGEEC

# 32% of the population living in Porto have a higher education degree

The number of students in the city of Porto and the whole Metropolitan Area has been steadily increasing over the past 5 academic years, with a solid growth rate. During this period, the average growth rate of the total number of students was 3% for Porto and 4% for the entire Metropolitan Area.

Evolution of National vs International Students Porto Metropolitan Area





## 3rd best city in English Skills in Southern Europe

(EF Education First 2022)

The focus on internationalization has been one of the major strategic vectors of the city, showcasing its commitment to embracing global perspectives and opportunities. This strategic approach extends not only to various sectors but also to the education system, ensuring that students are equipped with the necessary skills and knowledge to thrive in a global world.

In line with this vision, the universities in the North region have actively pursued partnerships with renowned educational institutions from around the globe.

These collaborations not only enrich the learning experience but also provide students with invaluable exposure to diverse cultures and ideas. As a result of these efforts, there has been a significant increase in the number of courses taught in English, further facilitating international exchange, and fostering a truly global educational environment.

## The University of Porto is in the list of the best universities in the world.

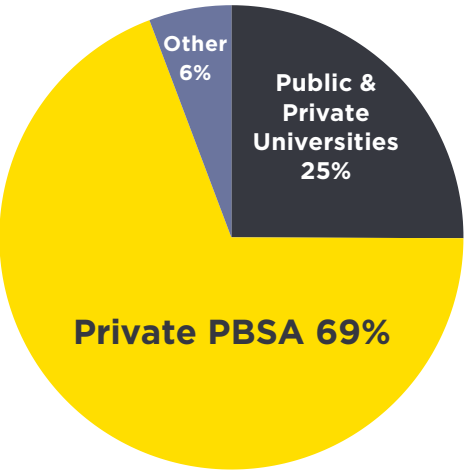
The University of Porto is considered one of the best universities in Europe and is the Portuguese university with the highest number of international students. It has 14 faculties, 1 business school, more than 50 research centres 16 libraries, 12 museums.

In the 2022/2023 academic year, the University of Porto received 35,791 students, of which 19% were international students. The University of Porto offers scholarships: merit scholarships, social support funds, scientific scholarships, and other financial support. Students can also apply for scholarships granted by governmental entities or private institutions.

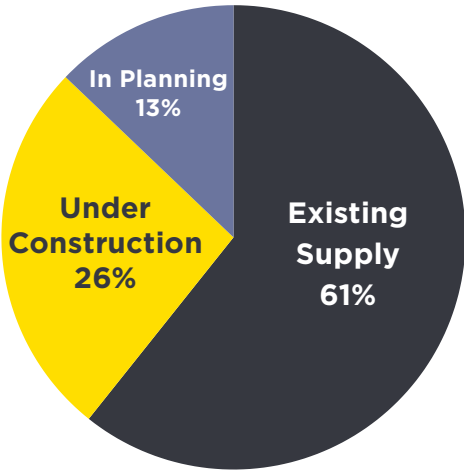
Total Students (2022/ 2023)	Y-o-Y Growth	International Students (2022/ 2023)	Private / Public Supply Demand Ratio Current Provision Rate (%)
71,750	8%	17%	8%

Porto City - Key Data Student Accomodation Market

Distribution of Student Accomodation Supply



Distribution of Total Student Accomodation



Source: Savills Research  
Other\*- Include the following categories: Private Institutions and Student Apartments Operators.

The municipality of Porto ensures the availability of student residences through the University of Porto and the Polytechnic Institute of Porto. These institutions collectively offer 9 student residences, which are spread across 3 poles. With a total capacity to house 1,135 students. Priority is given to students who are recipients of scholarships, ensuring that those in need have access to suitable housing options.

The residences offer a variety of room types, including single, double, and twin rooms with private or shared bathrooms. Some residences also provide kitchen or kitchenette facilities, study and common rooms, and self-service laundry areas.

The Alberto Amaral Residence is the largest with 313 beds. The Polytechnic Institute has 4 residences in the municipality of Porto with a total of 218 beds.

The student accommodation market in Porto is primarily dominated by private operators of purpose-built student accommodation (PBSA). These residences are strategically located in different areas of the city.

When it comes to the main players in the Porto PBSA market, some notable names include Liv Student, Milestone, Odalys, XIOR, and Beyoo.

## Most Common Amenities

- Double and single rooms with private wc
- 24/7 reception
- Common Kitchen and cafeterias
- Study rooms
- Outdoor areas, rooftops and terRaces
- Cinema rooms
- Libraries
- Game rooms
- Laundry services



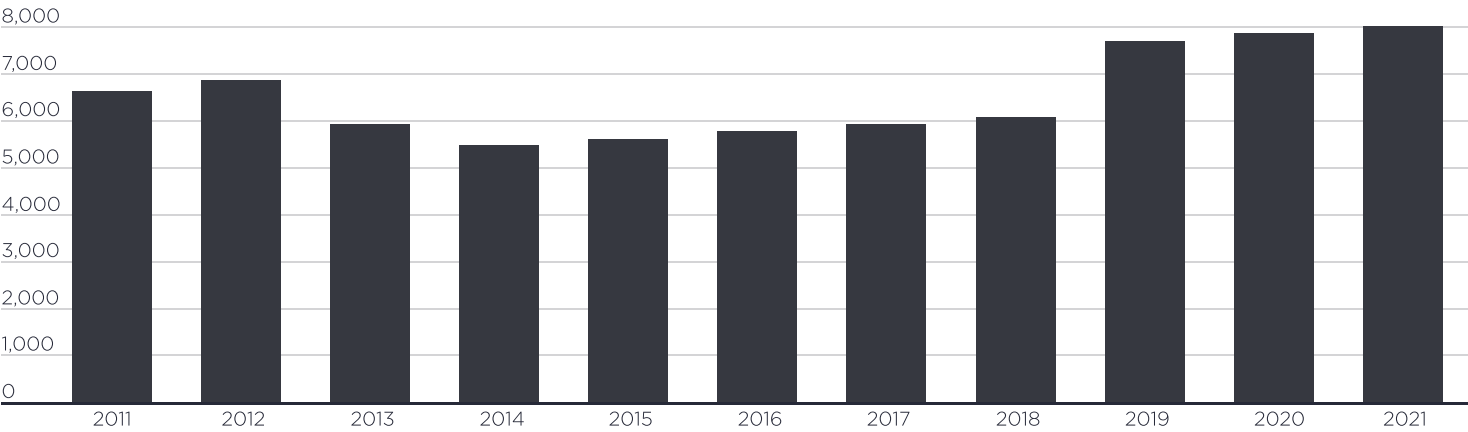
# City Market

## Coimbra

Situated in the center region of Portugal Coimbra holds the esteemed title of being the most academic city in the country. The presence of the University of Coimbra, one of Europe's oldest and Portugal's largest educational institutions, further solidifies its reputation as an academic hub. The University of Coimbra has been a UNESCO World Heritage Site since 2013 and offers 330 courses, 38 research

centres, 14 university residences and 16 libraries. Coimbra district has a population of approximately 409,000 individuals and Coimbra municipality accommodates around 141,000 residents. Interestingly, Coimbra also attracts a diverse community of internationalers, with 7,795 individuals holding legal resident status.

Evolution of international resident

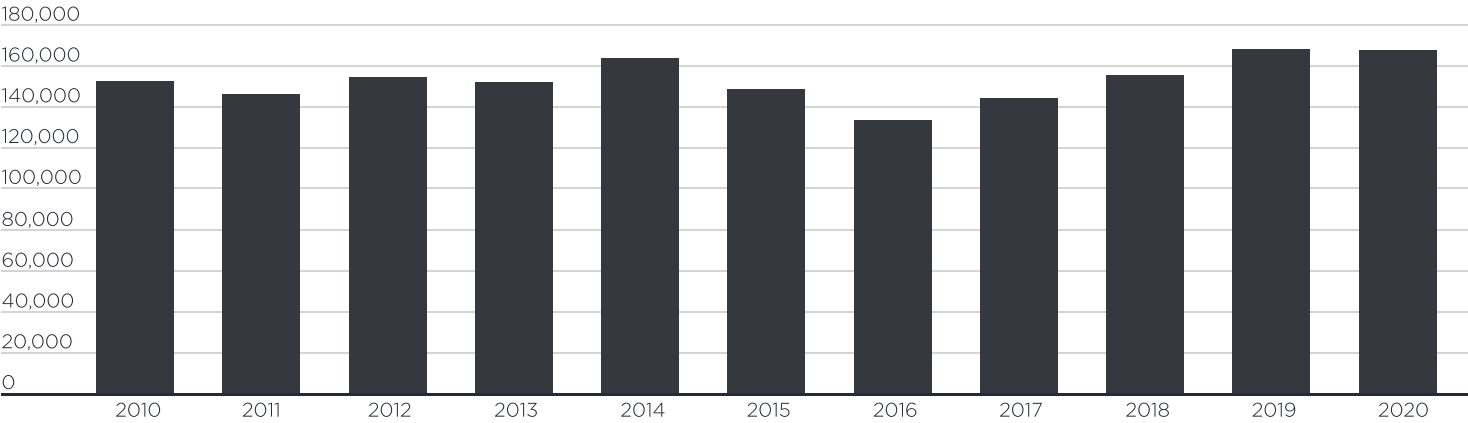


Source: INE

The city of Coimbra, known for its rich history and cultural heritage, has been actively investing in numerous projects focusing on education and training. With a strong emphasis on international collaboration, through the establishment

of international cooperation agreements with international universities and other international entities, Coimbra is paving the way for its students and young professionals to gain valuable experiences.

Gross expenditure on research and development (GERD - €) of institutions and enterprises



Source: INE

Home to around 200 start-ups, Coimbra offers many initiatives to boost talent in the region. The Instituto Pedro Nunes (IPN) in partnership with the University of Coimbra invests in priority projects. The spin-offs that emerged at

the University of Coimbra and start-ups that ensure a strong connection to the university environment, as well as private sector and R&D projects in consortium with industry.

# Attractiveness

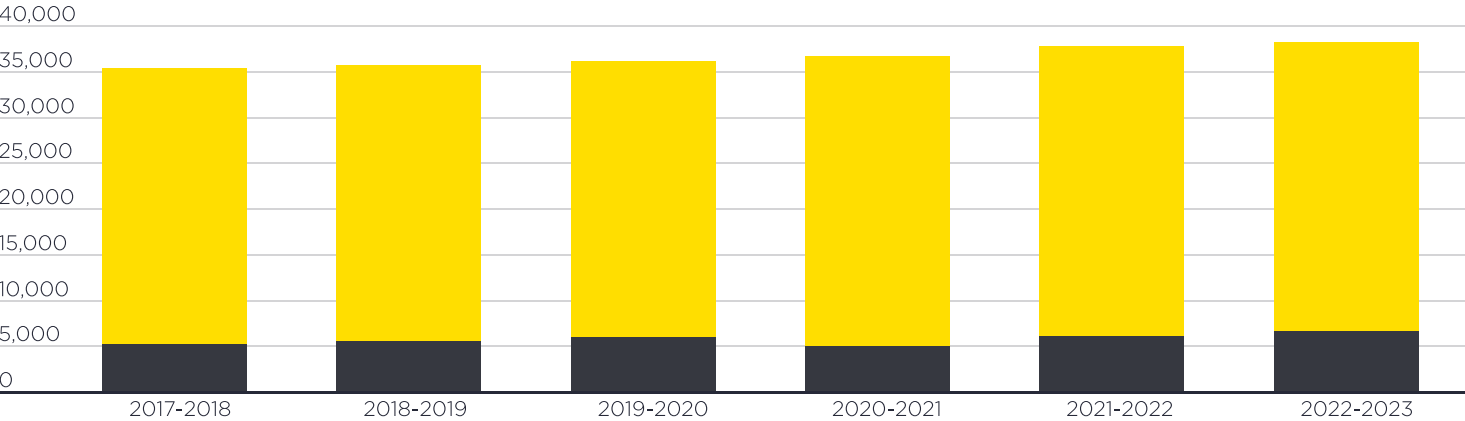
- High quality of life
- More accessible cost of living compared to larger cities in Portugal
- "Feels like Home" environment
- Community feel
- Various academic festivities and traditions
- Mild climate

## 34% of Coimbra's population has a higher education degree.

In the academic year 2022/2023, Coimbra witnessed a rise in its student population, with a total of 38,156 students enrolled. Also, the number of international students saw an increase, accounting for 17.5% of the overall students.

When compared to the previous year's figures, there was a growth of 1.2% in the total number of students and an surge of 9.3% in the number of international students choosing Coimbra as their educational destination.

Evolution of National vs International Students



Source: Savills Research Analysing DGEEC

## Coimbra City: Top 5 Nationalities



BRAZIL  
2,236



SPAIN  
570



FRANCE  
490

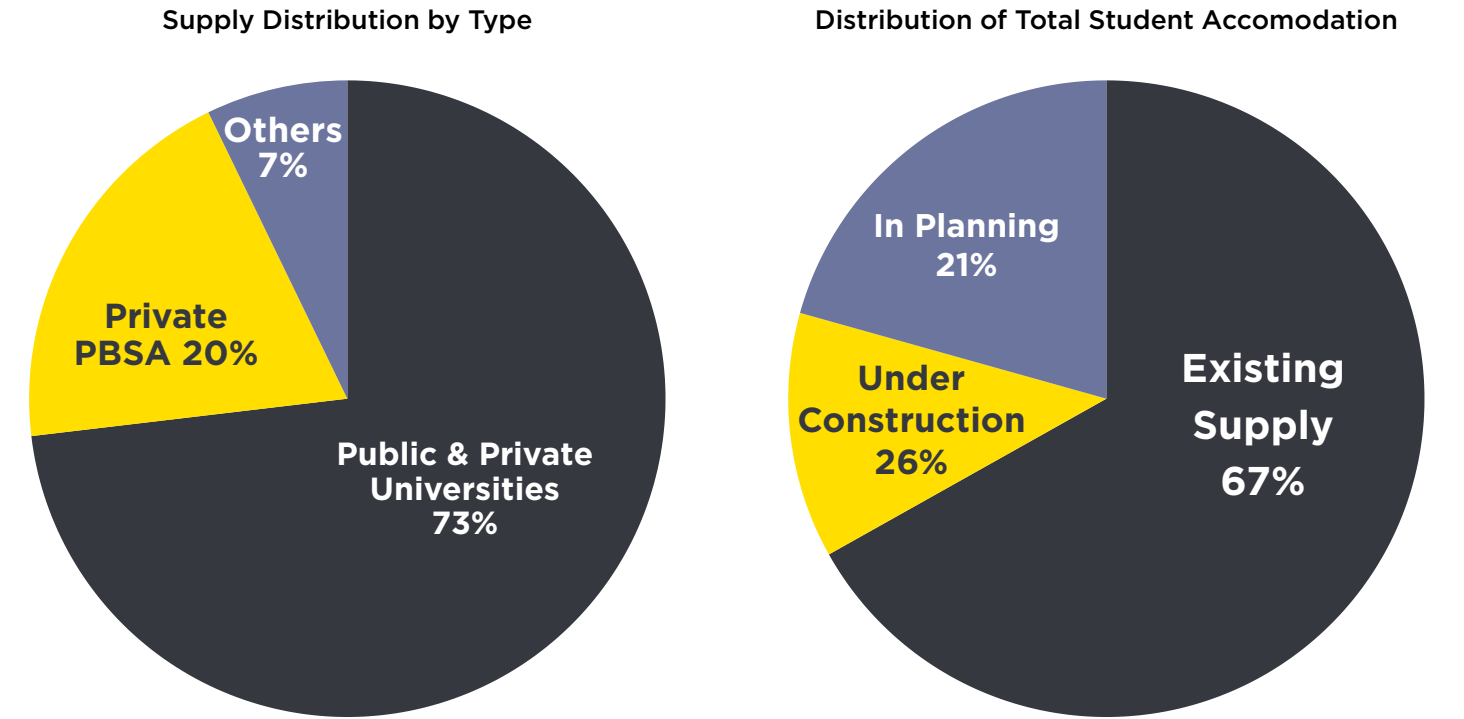


ITALY  
470



GUINEA-BISSAU  
418

# Coimbra City: Key data student accommodation market



Source: Savills Research  
Other\*- Include the following categories: Private Institutions and Student Apartments Operators.

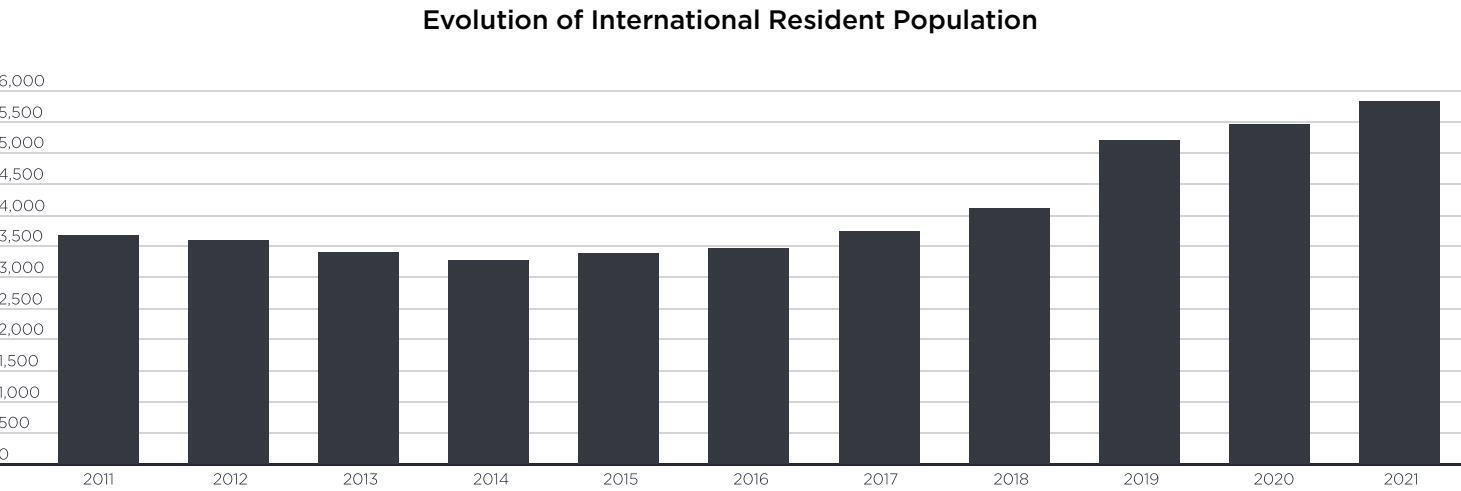
The accommodation supply of public residences is provided by University of Coimbra and the Polytechnic Institute of Coimbra.

In addition to the public residences, the private sector also plays a significant role in meeting the accommodation needs of students in Coimbra. Among these, the Livensa Living Coimbra residence stands out as the largest, providing approx. 450 beds.

Located in the University Campus of Coimbra, this residence is situated within a short walking distance from the main faculties of Pole I of the University of Coimbra. In addition to spacious private rooms, the residence features a swimming pool, gym, and library.

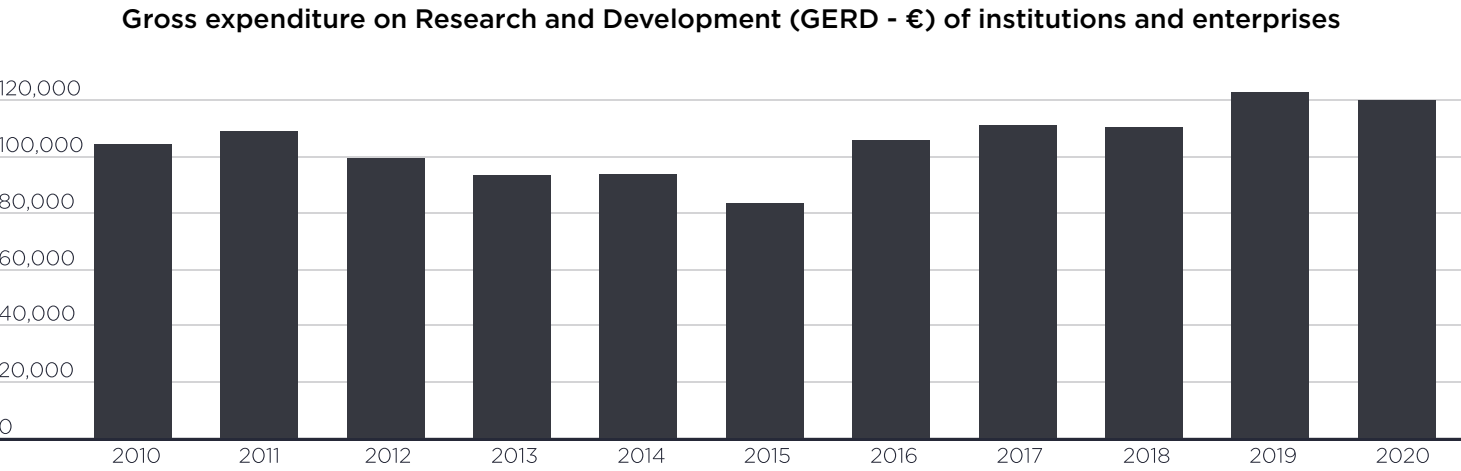
# City Market Aveiro

It is the second most populated city in the Centre Region of the country, with roughly 81,000 residents. Up to 2021, Aveiro amounted to almost 6,000 internationalers, reflecting an increasing rise in these numbers since 2015. Recently, the University of Aveiro has been constantly investing in the internationalization of its academic campus and promoting initiatives to attract more international students, accounting for students of over 90 different nationalities.



Source: Savills Research analyzing INE

The UA (University of Aveiro) offers over 50 graduation courses, 60 master's degrees and doctoral programs to its more than 13,000 students. It is known to invest in the creation of courses that aim towards innovative segments, which are not traditionally explored by other higher education institutions in the country, such as Marine Sciences, Chinese Studies, and Contemporary Artistic Creation.



Source: Savills Research analyzing INE



# Attractiveness

- High quality of life
- Only a 40 min drive to Porto
- Laidback lifestyle
- Innovative business environment
- People’s hospitality and friendliness
- Historic heritage
- Cost of living

The city is also home to around many tech startups such as NAORIS, Swood and PICadvanced and some renowned companies like Saint-Gobain and SITIO Coworking.

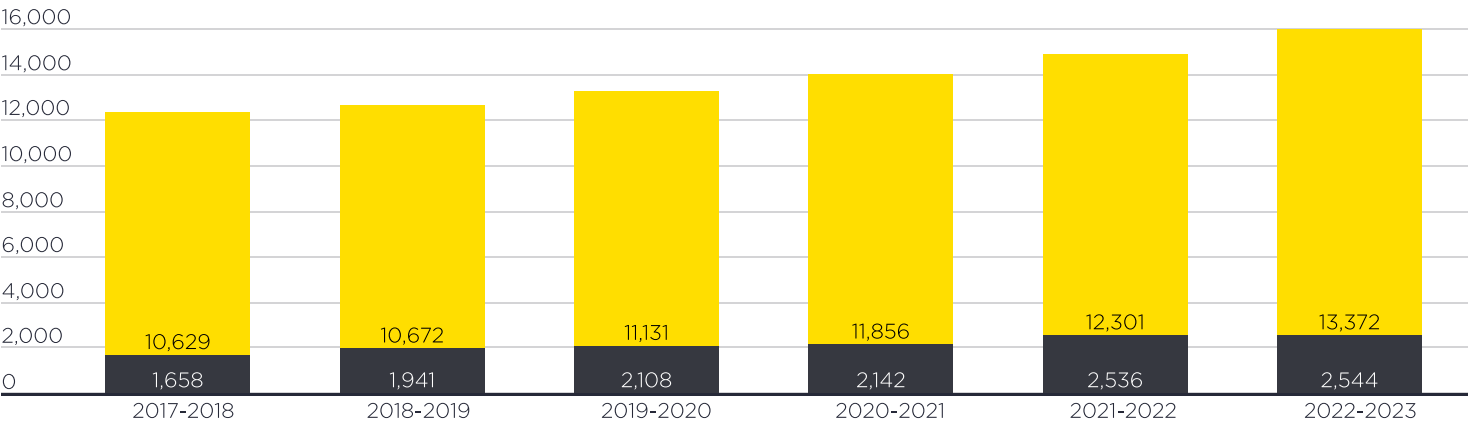
Aveiro has been actively investing in its technological development.

Recently, the city launched a platform called Aveiro Tech City, which intends to “brings together citizens, companies, R&D institutes, and state-of-the-art technology to redefine how to live and work in a digital and connected city. The goal is to build and develop a smarter city, transforming its territory in a technology-driven place, to address complex urban issues and citizens’ needs.

# University of Aveiro among the best in the world

UA is proudly ranked 5th in the QS World University Ranking 2023, solidifying its position as one of the best universities in Portugal. Offering a wide range of innovative courses, UA is committed to providing students with a world-class education.

Evolution of National vs International Students



Source: Savills Research analyzing DGEEC

Over the years, the University of Aveiro has witnessed a remarkable upward trajectory in its student enrollment. This trend is not limited to domestic students only, as international students have also shown a keen interest in pursuing their higher education at UA, since they represent 17% of the total number of students.

The latest statistics for the academic year 2022/2023 reveal that there are a total of 16,336 students currently enrolled in Aveiro. This figure indicates a significant growth of 10% in comparison to the previous academic year.

# Aveiro City: Top Nationalities



BRAZIL  
732



ANGOLA  
203



CHINA  
145

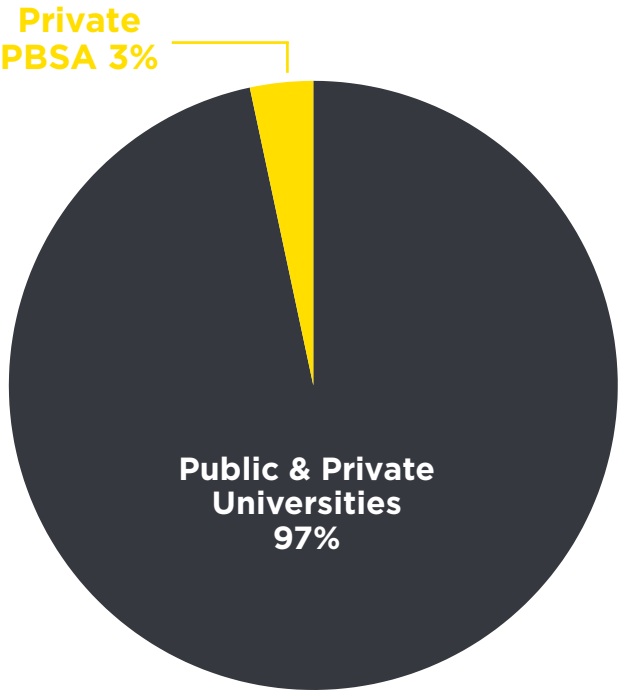


SPAIN  
144

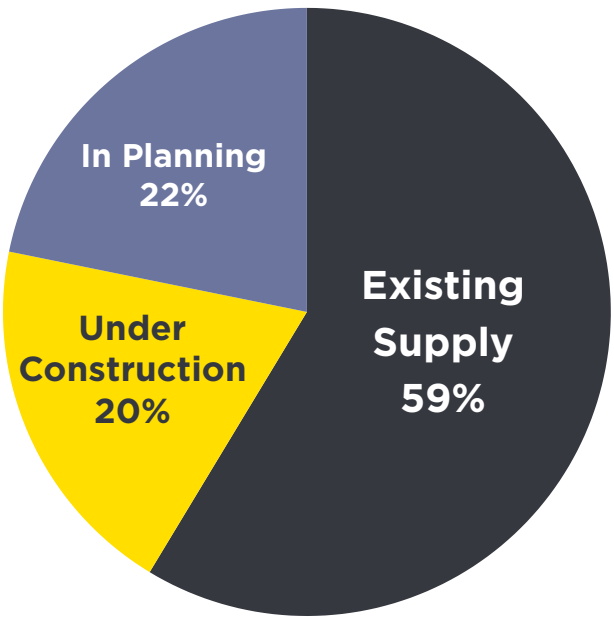


CAPE GREEN  
144

Supply distribution by type Aveiro



Distribution of Total Student Accomodation Aveiro



Source: Savills Research  
Other\*- Include the following categories: Private Institutions and Student Apartments Operators.

Total Students  
(2022/ 2023)

15,916

Y-o-Y Growth

7%

International Students  
(2022/ 2023)

16%

Private / Public Supply Demand Ratio  
Current Provision Rate (%)

11%

The University of Aveiro has 16 university residences, mostly located within the Santiago University Campus, while others are distributed around the city, a few minutes away from the university with an offer of slightly more than 1,100 beds.

The residences offer single, double and triple rooms and are equipped with kitchens, study rooms, internet access and laundry services. International students covered by incentive scholarships awarded by the University of Aveiro or covered by cooperation agreements between institutions can apply for accommodation in the halls of residence, depending on the vacancies available.

The Santiago residence complex offers the largest number of beds. Built in 1989, the complex is divided into 15 blocks with a total of 590 beds. Also, the Residential Complex of Castro, inaugurated in 2011 and with a total area of 5,097 sq.m , offers 242 beds, mostly in single rooms.

The only existing private residence is operated by BeSmart. It provides its residents with living room equipped with furniture and internet, equipped kitchen, garden, laundry, and cleaning.



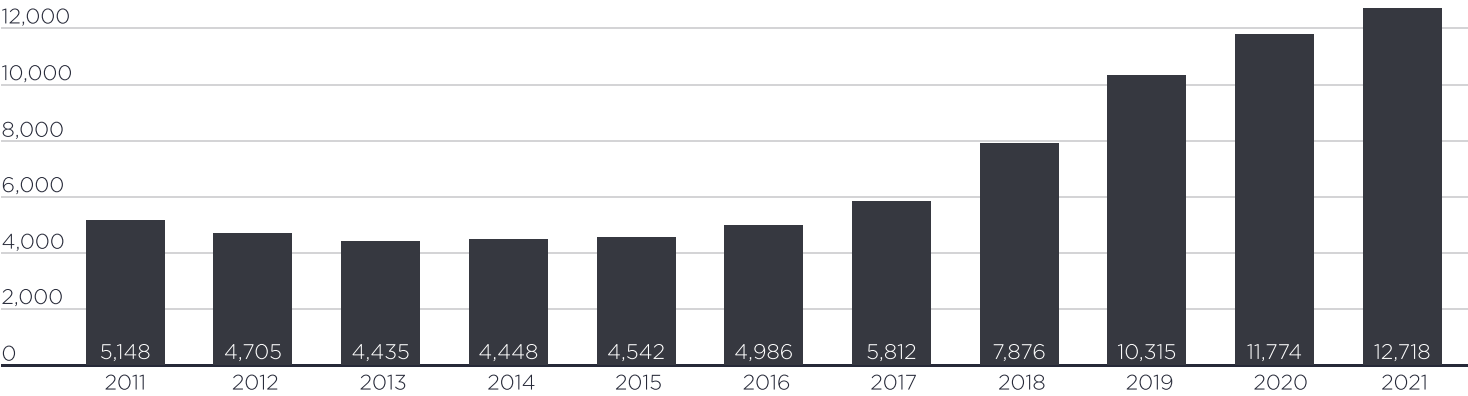


# City Market Braga

Braga is a city in the northeast of Porto with a population of roughly 200,000 residents. This charming city has been constantly attracting many internationalers, with its international community going from 3,283 people in 2014, to 5,829 residents in 2021, representing a growth of approximately 178%.

The city has become especially attractive to those looking at enrolling at University Minho. The city has become especially attractive to those looking at enrolling at University Minho. When looking at its numbers, the university accounts for more than 20,000 students, of 13% are international students.

Evolution of International Resident

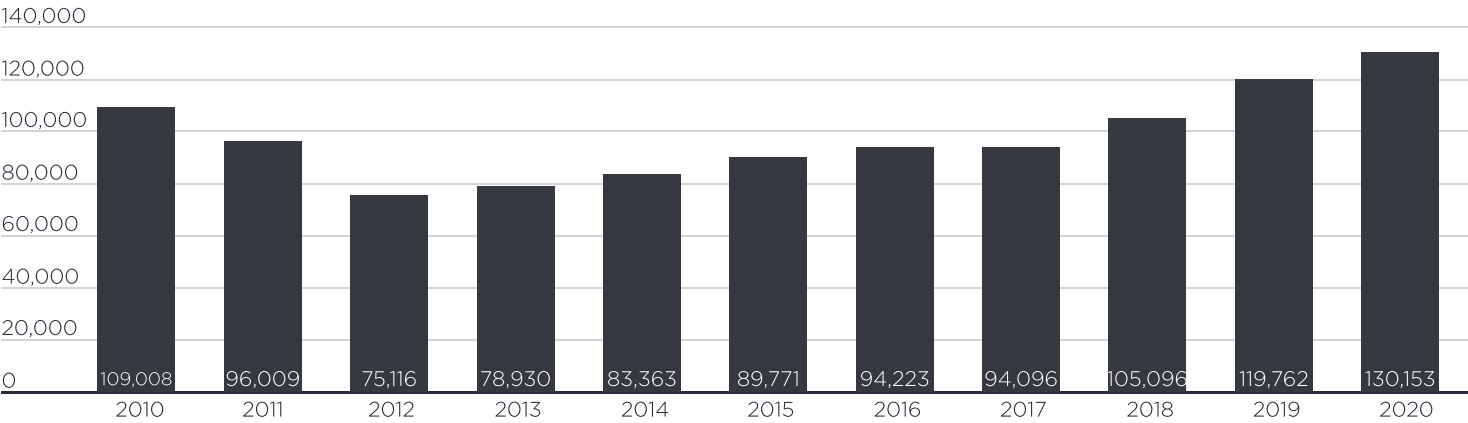


Source: Savills Research analyzing INE

The University of Minho is one of the best ones in Portugal, standing at the 6th place, comprising 3 campuses (1 in Braga and 2 in Guimarães). Among its 57 graduation courses and 100 masters degrees, Law, Civil Engineering, Medicine and Sports are the ones that stand out due to

their excellence. In addition, the UMinho has partnerships with more than 500 international universities, such as the Erasmus program, which focus on the internationalization of education.

Gross expenditure on Research and Development (GERD - €) of institutions and enterprises



Source: Savills Research analyzing INE

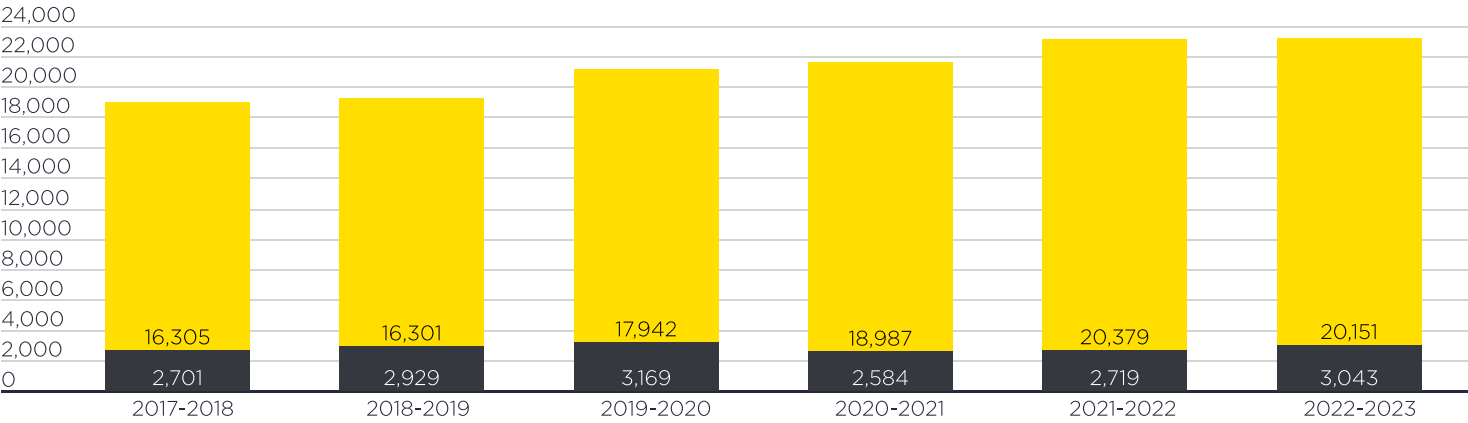
According to Times Higher Education, UMinho stands among the top 300 universities of “Arts and humanities”, top “100 Under 50”, and top 400 of the best universities in the world, showing an impressive accomplishment.

UMinho is ranked 55 in the UI GreenMetric World University Rankings, feauting 12 schools and institutions, 31 research centres, 11 collaborative labs and over 1.700 teachers and researchers; as well as having more than 3.300 scientific publications, 8 libraries, an orchestra and over 600 ongoing research projects.

## Attractiveness

- High quality of life
- Only a 40 min drive to Porto
- Innovative business environment
- People’s hospitality and friendliness
- Historic heritage
- Community feel
- High quality university
- Cost of living

Evolution of National vs International Students



Source: Savills Research analyzing DGEEC

When looking at student numbers throughout the years, Braga has shown a progressive growth regarding the numbers of students, going from roughly 19,000 students in the academic year 2017/2018 to slightly over 23,000 students in 2022/2023.

The data for the academic year 2022/2023 indicate a total number of students in Braga city of 23,194, maintaining a steady number of students compared to last year.

## Braga City: Top 5 Nationalities



BRAZIL  
1,271



ANGOLA  
241



GUINEA-BISSAU  
238



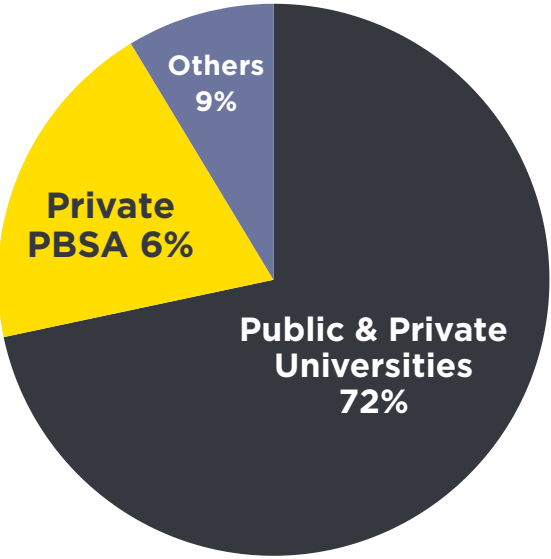
CAPE GREEN  
141



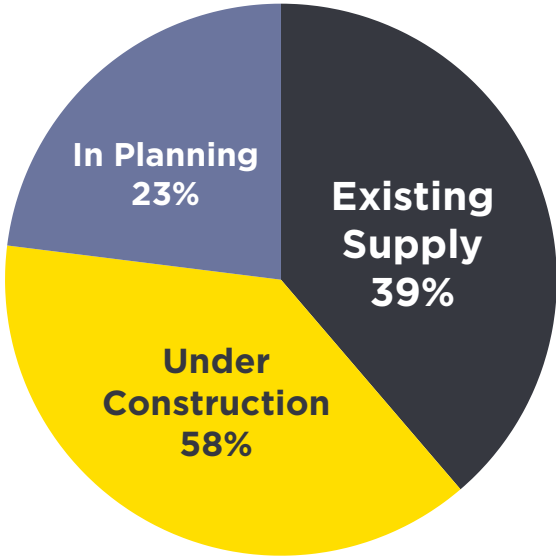
ITALY  
118



Supply distribution by type



Distribution of Total Student Accomodation Braga



Source: Savills Research  
Other\*- Include the following categories: Private Institutions and Student Apartments Operators.

Total Students (2022/ 2023)	Y-o-Y Growth	International Students (2022/ 2023)	Private / Public Supply Demand Ratio Current Provision Rate (%)
23,194	0.4%	13%	4%

The University of Minho provides 811 beds, divided between the Residences Prof. Lyod Braga, and the Residence Sta Tecla.

The Prof. Lyod Braga Residence, located in the heart of the city, Each floor of the residence features a dining room, allowing students to savor their meals in a communal setting. Additionally, there are two study rooms per floor, providing a quiet and conducive environment for academic pursuits. On the top floor, students can enjoy the comforts of a common room, equipped with recreational facilities, a computer room for research and assignments, and a convenient self-service laundry.

The private operator Montepio U Live expands its presence in the vibrant city of Braga, catering to the growing demand for student accommodation. Adding to their impressive portfolio, the Júlio Fragata Residence was inaugurated in 2021, conveniently located next to the bustling University Campus of Gualtar. This residence provides students with a comfortable and conducive living environment. Each flat is thoughtfully designed to include essential amenities such as an equipped kitchen, a spacious living room with a dedicated living and dining area, and shared bathrooms for convenience. Montepio U Live continues to prioritize the needs of students, ensuring that they have access to top-notch accommodation options that foster a conducive learning environment.

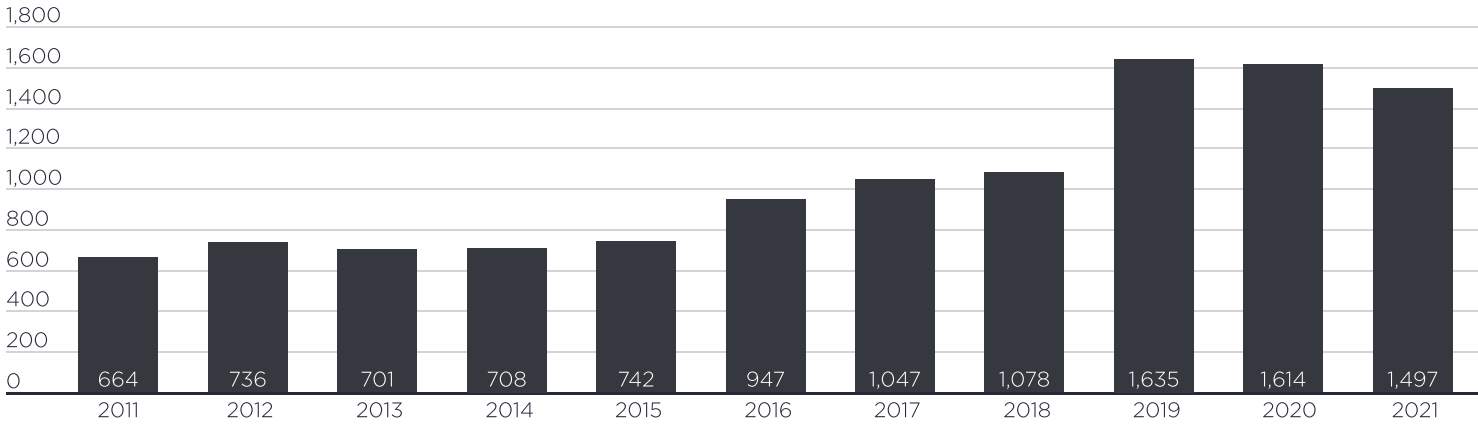


## City Market Covilhã

Covilhã is located in the Center Region of the country and has a population of 46.5 thousand people.

Though there has been a slight decline in the number of internationalers residing in Covilhã when looking at 2019's figures against 2021's, these numbers have more than doubled in the last decade and this can very much be attributed to the University of Beira Interior, since roughly 17% of the city's population comprises UBI's students.

Evolution of International Resident



Source: Savills Research analyzing INE

## Attractiveness

- High quality of life
- Student town
- Only a 3h drive to Lisbon and 4h drive to Madrid
- People's hospitality and friendliness
- Community feel
- Different environment in comparison to other cities in Portugal
- Laidback lifestyle
- Its unique landscape

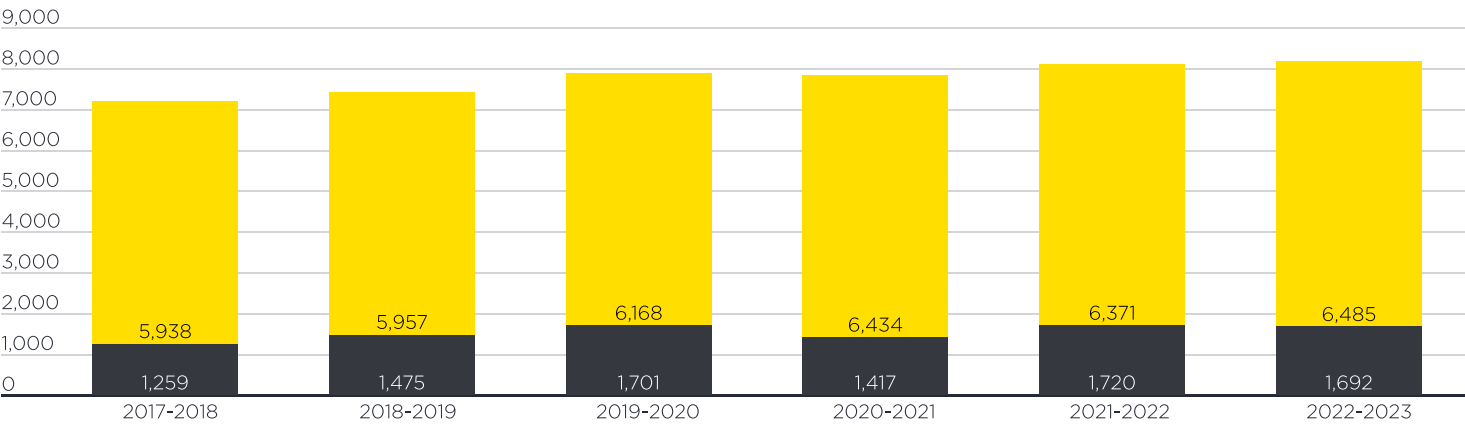


Covilhã is home to companies such as Noesis, Teleperformance, Google Developer Group – Covilhã and DeepNeuronic, all of them strongly geared towards the TMT sector. The city has its own business center, which focuses on strengthening the region’s economy. Parkurbis, Covilhã Science and Technology Park, aims at supporting, fostering, and developing new tech-based activities through innovation while meeting the needs of startups for infrastructure. All of this in partnership with University of Beira Interior and Altice. Currently, there are 46 installed in Parkurbis’s premises.

UBI has partnerships with countless universities from other countries. Through different types of programs, with others in European and Latin American countries and the U.S., the institution promotes student mobility to open its door to international students and also give its own alumnus the opportunity to explore and enrichen their experiences. Furthermore, UBI offers internship programs.

Currently, the university amounts 35 graduation courses, 40 masters, 30 doctorates and 9 post-graduation degrees. UBI is divided in 5 schools and amounts more than 600 teachers. Economy, Computer Science, Engineering, Sociology and Biomedicine are the courses that stand out among all of them due to international recognition. In addition, according to the World University Rankings, it was chosen the 5th best university in the country.

Evolution of National vs International Students




Source: Savills Research analyzing DGEEC


Covilhã was considered the most affordable city, in 2021, for those looking into enrolling at a Portuguese university, which could be another contributing factor to UBI's popularity. Just from 2017-2018 to 2021-2022 the city has witnessed a rise of 13% regarding the number of students of over 40 nationalities enrolled at university.

In the current academic year, the number of students enrolled in higher education in the city of Covilhã remained stable, with a total of 8,177 students.


# Covilhã City: Top Nationalities




**BRAZIL**  
553




**ANGOLA**  
261



**CAPE GREEN**  
214

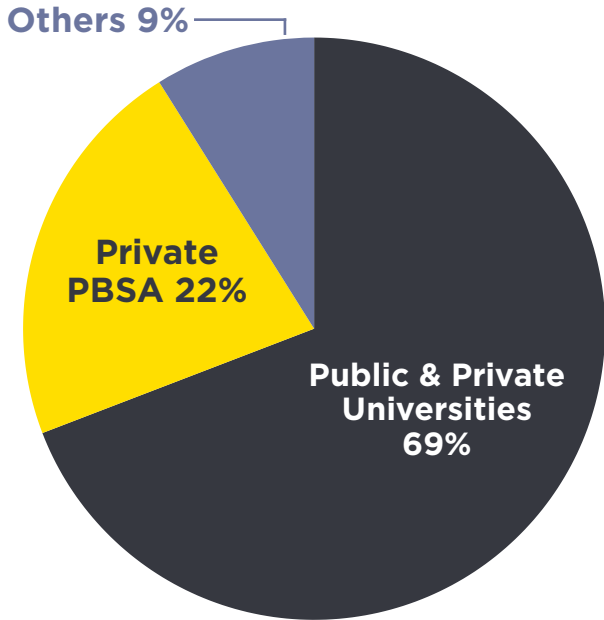


**GUINEA-BISSAU**  
140



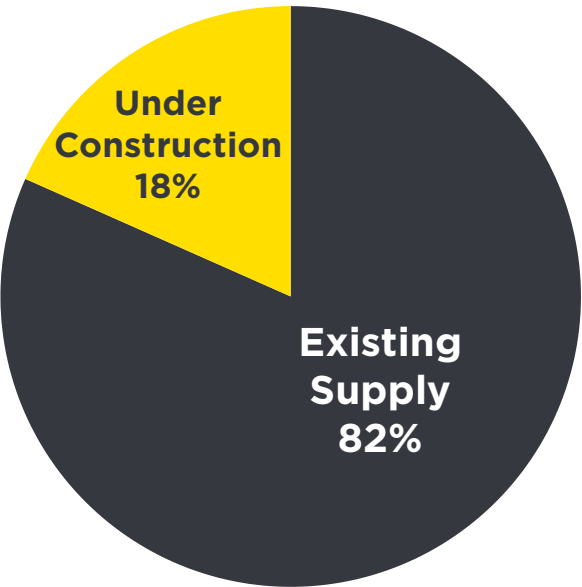
**EQUADOR**  
85

Distribution of Student Accomodation Supply



Source: Savills Research  
Other\*- Include the following categories: Private Institutions and Student Apartments Operators.

Distribution of Total Student Accomodation



Total Students  
(2022/ 2023)

**8,177**

Y-o-Y Growth

**1%**

International Students  
(2022/ 2023)

**21%**

Private / Public Supply Demand Ratio  
Current Provision Rate (%)

**15%**

The student housing provision in Covilha is just over 1,000 beds, with the public offer representing approximately 75%. The University of Beira Interior has seven residences offering approximately 800 beds, comprising various typologies.

PBSA Investment Market in Portugal

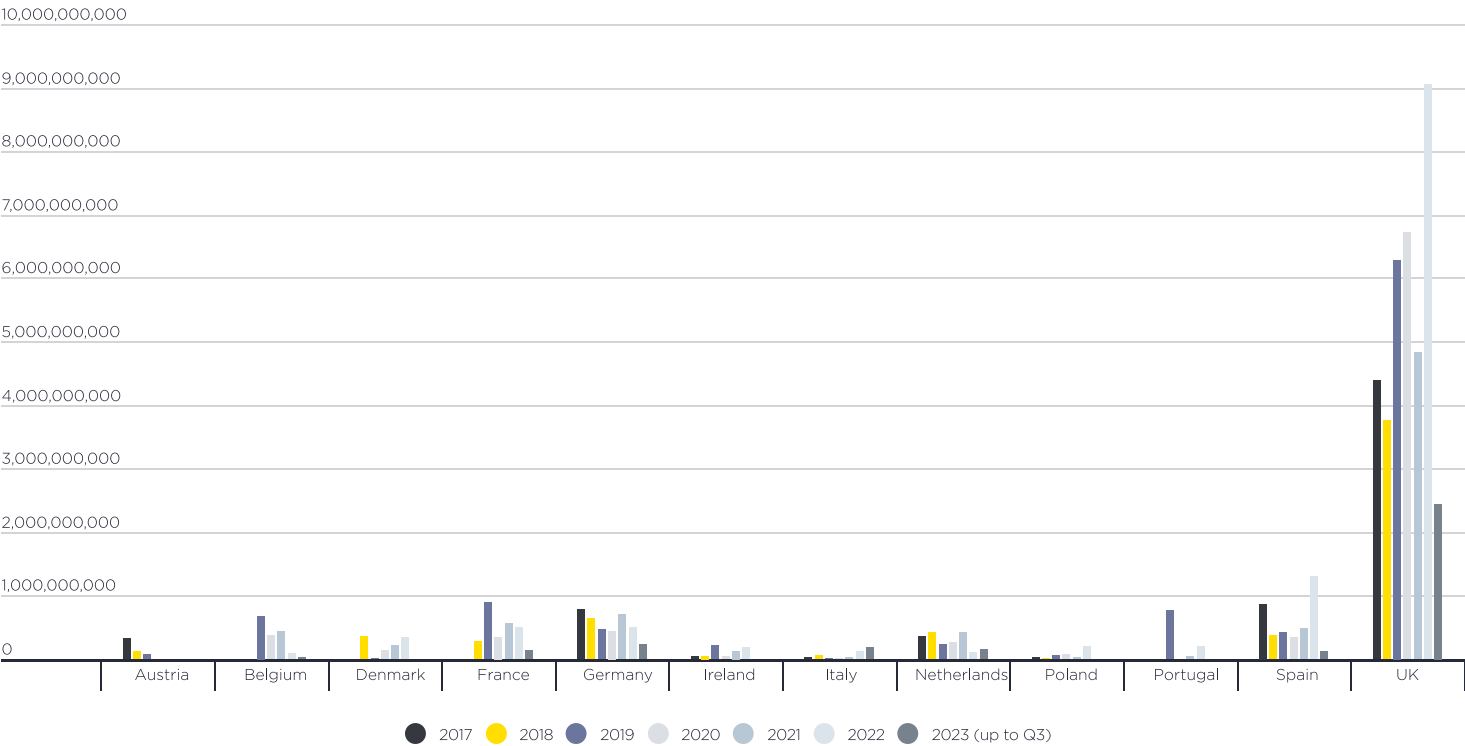
In the category of alternative segments, the PBSA market has attracted increasing interest from international investors. Still undergoing rapid development, the student residence investment market is highly supported by solid and sustainable market fundamentals: a very scarce and inadequate supply, constant increase in the number of national and international students, internationalization of Portuguese education, increase in the quality and recognition of national universities abroad and by a demand that values quality and wants to make the most of its academic years.

The volume of investment in PBSA in Portugal is divided between transactions in forward-funding or forward-purchasing operations and transactions of residences in operation. In 2019, Belgian XIOR bought U.Hub portfolio of

residences for €130 million. By 2019, this was the largest transaction in Portugal in this segment, with a total of 1,900 beds spread across 6 assets.

In 2021, it was the turn of the German fund Catella to mark its presence in the Portugal market through the purchase from Value One Holding of the Milestone Residence Carcavelos Lombos, for 15.5 million euros. The residence, located a few minutes’ walk from Nova School of Business and Economics (Nova SBE), has an area of 6,622 sq.m and 192 single rooms. More recently in 2022, the sale of 9 Smart Studios residences to Round Hill Capital for €200 million closed. As operational assets start to be sold, it is expected that the weight of this segment in the total transaction volume may increase and follow the European trend of other counterparts.

Evolution of National vs International Students



Source: Savills Research

International investment funds and developers with a strong presence in other markets are the typical profiles of investors currently active in the Portuguese market. However, there is a noticeable increase in interest from investors with core capital who are seeking operational assets with stable income.

These investors are specifically looking for opportunities to invest their capital in assets that can provide a steady return on investment. This growing interest in core capital investment reflects a shift in the investment landscape in Portugal, as more investors recognize the potential of the PBSA market. It also highlights the increasing demand for assets that can generate consistent income, making them attractive to both local and international investors. With their focus on stable income and long-term appreciation, these investors are actively seeking out assets that fit their investment criteria. This trend is expected to continue as Portugal's economy continues to grow and attract more international investment.



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