CUSHMAN &
WAKEFIELD
WOW
Work On the Waterfront
Appendix

# RETAIL

## COMMON LEASE TERMS

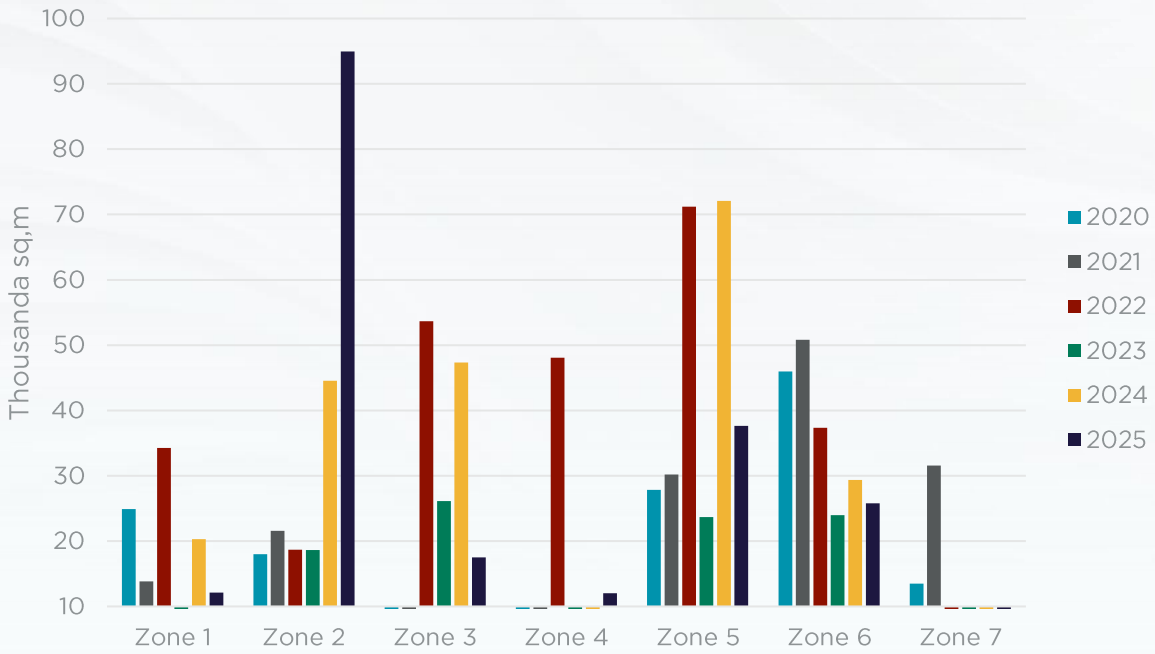
The table shows the standard terms and conditions for the retail units

| | |
|---|---|
| **Initial Term** | 5 - 10 years (10 years for F&B operators) |
| **Break Term** | Unilateral in favour of the tenant in the 3rd or 5th year of the contract |
| **Renewal** | 5 years after initial term |
| **VAT** | Depends on the developer's financial profile |
| **Indexation** | Annual, 100% of IPC |
| **Guarantee** | Bank guarantee on first demand equivalent to 4 to 6 months' rent or the equivalent in an insured deposit |
| **Service Charges** | Depends on the developer's financial profile |
| **Free Rent Period** | 3 – 4 months for fit-out works, from the handover date |
| **Maintenance** | Non-structural repairs supported by the tenant. Structural repairs to the building to be carried out by the owner |
| **Delivery Conditions** | Shell & Core – with pre installations |
| **Licensing** | Generic licence for commerce and services issued by the developer. Tenant responsible for activity-specific license |
| **Design and Building Work** | Prior approval by the owner needed |
| **Future Changes** | Prior approval by the owner needed |
| **Subletting & Assignment** | Only to group companies and with the owner's approval |
| **Right of First Refusal** | Tenant resigns |
| **Rental Discounts or Stepped Rents** | To achieve the suggested rents, stepped rents must be considered in the first 2 or 3 years of the contract |

# OFFICES

## MARKET OVERVIEW – GREATER LISBON

### TAKE-UP EVOLUTION BY ZONE



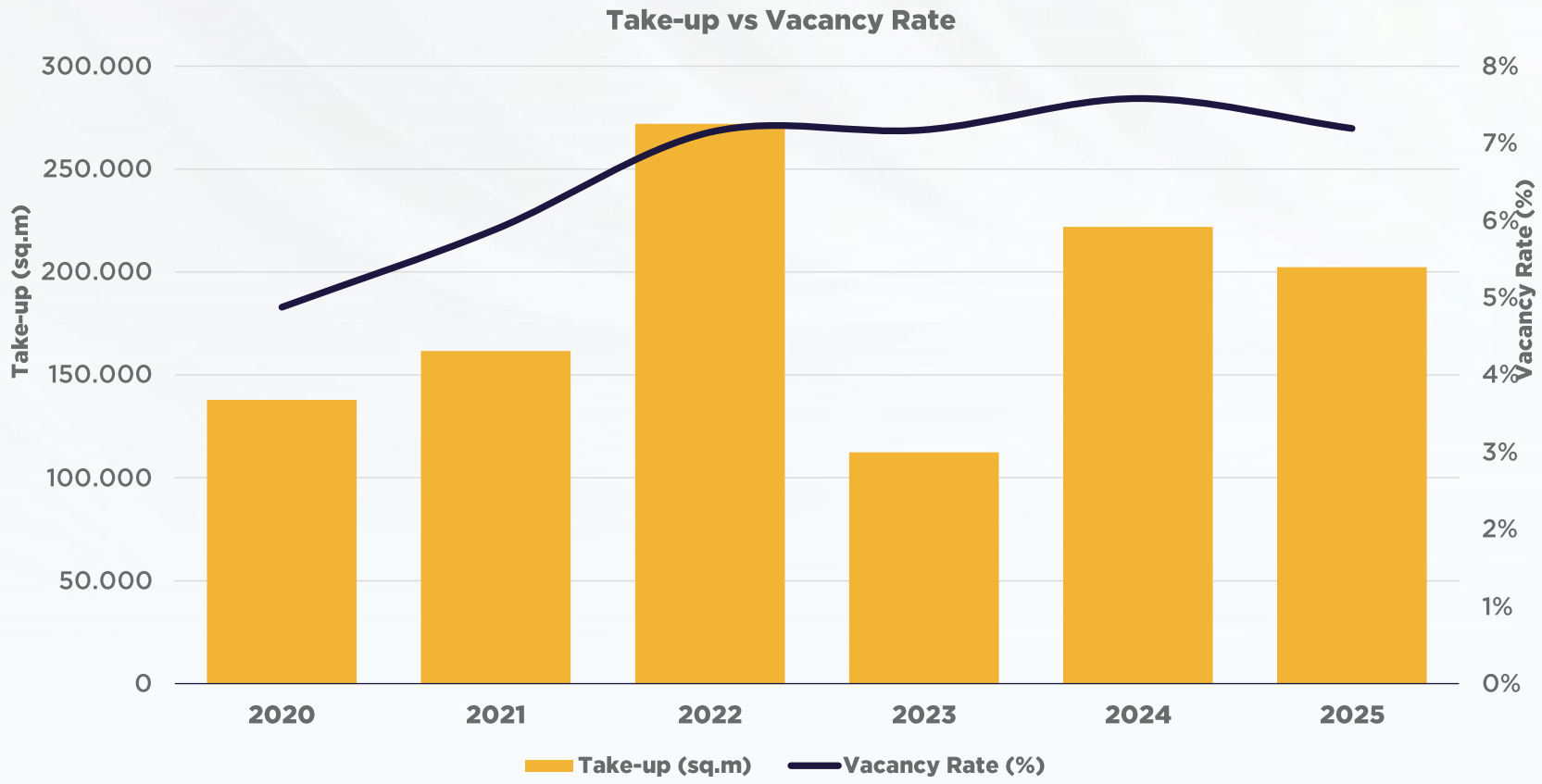

### PIPELINE

**TOP 10 - BUILDINGS UNDER CONSTRUCTION**

| BUILDING | ZONE | DELIVERY DATE | TOTAL AREA |
|---|---|---|---|
| Entrecampos project A1 | 2 | Q1 2028 | 21,100 |
| Entrecampos project A2 | 2 | Q1 2028 | 18,500 |
| Entrecampos project B1.1 | 2 | Q1 2028 | 11,900 |
| Entrecampos project B1.2 | 2 | Q1 2028 | 17,700 |
| Entrecampos project B1.3 | 2 | Q1 2028 | 19,800 |
| WellBe | 5 | Q1 2026 | 26,700 |
| Fidelidade Headquarters | 3 | Q1 2026 | 38,400 |
| North Tower | 3 | Q1 2027 | 35,100 |
| Liberdade 201 | 1 | Q1 2027 | 13,100 |

# OFFICES

## MARKET OVERVIEW – GREATER LISBON



# Better never settles