

The background of the slide is a photograph of a diverse group of office professionals. In the foreground, a man with a beard and a plaid shirt is smiling and looking towards the left. Next to him, a man with glasses and a beard is resting his chin on his hand, looking thoughtfully at the same direction. To the right, a woman with glasses and her hair in a bun is smiling and looking towards the right. Another woman is partially visible on the far right, also smiling. The background is slightly blurred, showing other office workers and large windows. A semi-transparent white banner is overlaid across the middle of the image, containing the title and speaker information.

S.O.S: HUMAN INTERACTION, PLEASE! GETTING BACK TO THE OFFICE

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WARNING

Maybe you
will fail in
the first
try...

There's no
"one size fits all"



POST- PANDEMIC

GETTING
BACK TO THE
OFFICE

What is the “new normal” going to look like?

**A fully
upgraded
office
experience!**

LET'S PLAY A GAME

SCORE
OFFICE: 1
HOME: 0

OFFICE SPACE IS VITAL FOR HUMAN INTERACTION AND COLLABORATION



EMPATHY &
REINFORCEMENT
OF CULTURE



HEALTH &
WELLBEING



COMPANY
SUCCESS



TEAM WORK



RECONNECTION
AND NORMALITY



EMPLOYMENT
GROWTH &
LEARNING



ATTRACTION &
RETENTION OF
TALENT



SENSE OF
BELONGING



PURPOSE &
ENERGY

SHIFT TO **HYBRID** WORKING



SHIFT TO HYBRID WORKING

EMPLOYEE PERSPECTIVE

EMPLOYER PERSPECTIVE

FASTER MIGRATION TO HYBRID WORKING

SLOWER MIGRATION TO HYBRID WORKING

Larger homes

Smaller homes

Older population, large household size

Younger population, small household size

Longer commute, less bicycle usage

Shorter commute, more bicycle usage

Higher broadband speeds

Lower broadband speeds

Longer lockdown , greater impact on office use

Shorter lockdown, less impact on office use

FASTER MIGRATION TO HYBRID WORKING

SLOWER MIGRATION TO HYBRID WORKING

High office rents

Low office rents

Less eficiente use of space

More eficiente use of space

Shorter leases

Longer leases

Flexible working practices common pre-covid

Flexible working practices less common pre-Covid

Larger proportion of office using employment

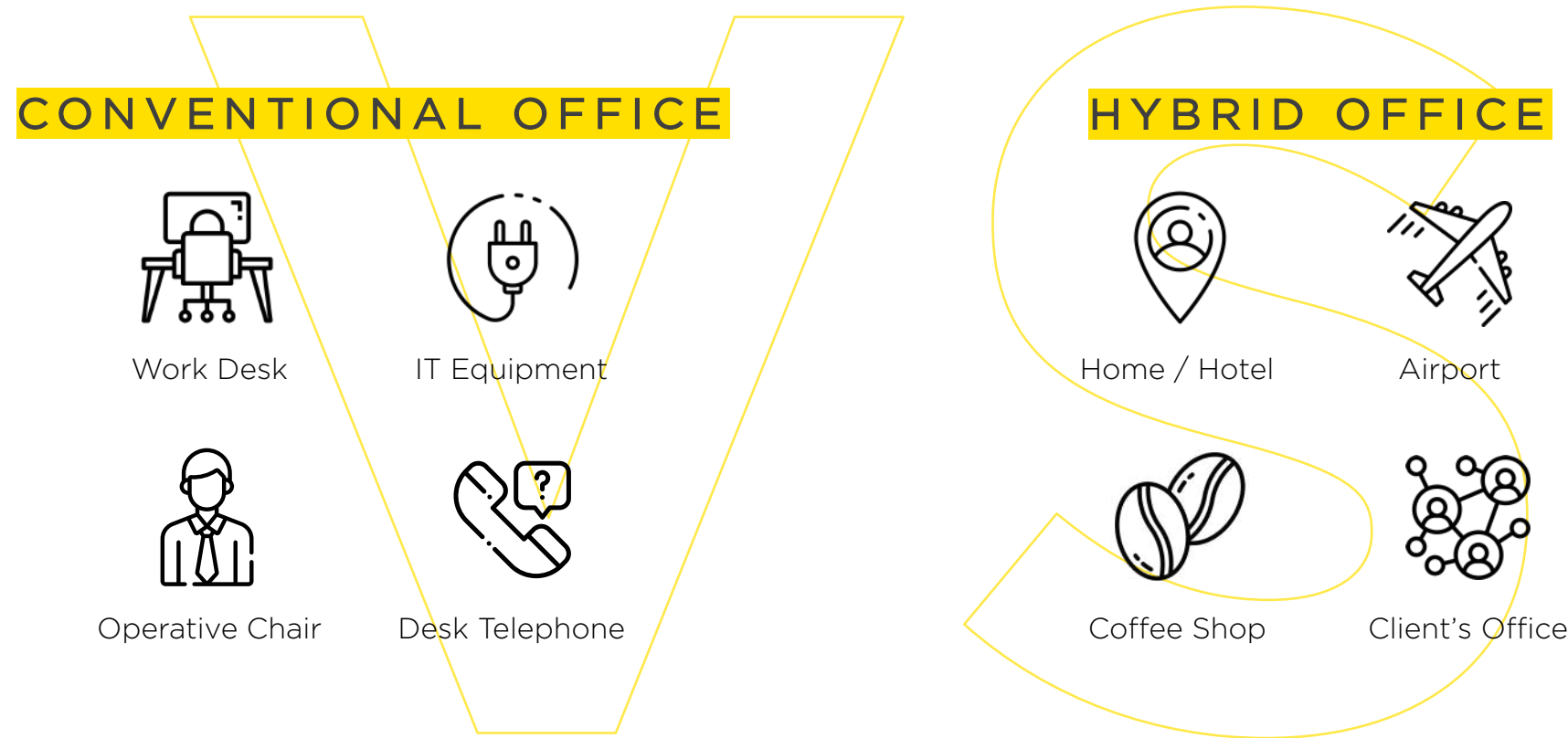
Smaller proportion of office using

Longer lockdown, greater impact on office use

Shorter lockdown, less impact on office use

WORKSPACE TRENDS

It should revolve around adaptation, connectivity and innovation, giving people the ability to choose and generate a positive experience that exceeds the purely professional.



Why is hybrid an opportunity?



BEFORE COVID-19

- Time and cost lost in commuting
- Wasted office area
- Weak commitment to ESG principles
- Slow technological evolution



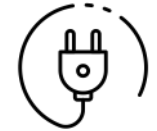
COVID ERA

- Work from home
- Empty spaces-negative impact on the economy
- Negative mental health impact
- Technological speed adaptation



HYBRID OFFICE

- Reduce in the number of physical workstations
- Optimize commuting
- Boost of ESG principles
- Daily use of technological tools



FLEX OFFICE

- Options to choose flex work rather than a fixed seat
- Changing workplace concepts
- New space dynamics, re-setting final use
- New working hubs
- Companies focus on their cultural identity

HYBRID WORKING

HYBRID OFFICES

IT'S A BALANCE



BUSINESS
NEEDS



EMPLOYEE
PREFERENCES

Dynamic Office Experience

SAVILLS PORTUGAL: OFFICE FIT

Top 5 important factors for office employees
(% saying a high importance)?



65 %
NOISE



56 %
CLEAR DESK
POLICY



52 %
NEUTRAL
SMELL



51 %
PUBLIC
TRANSPORTS

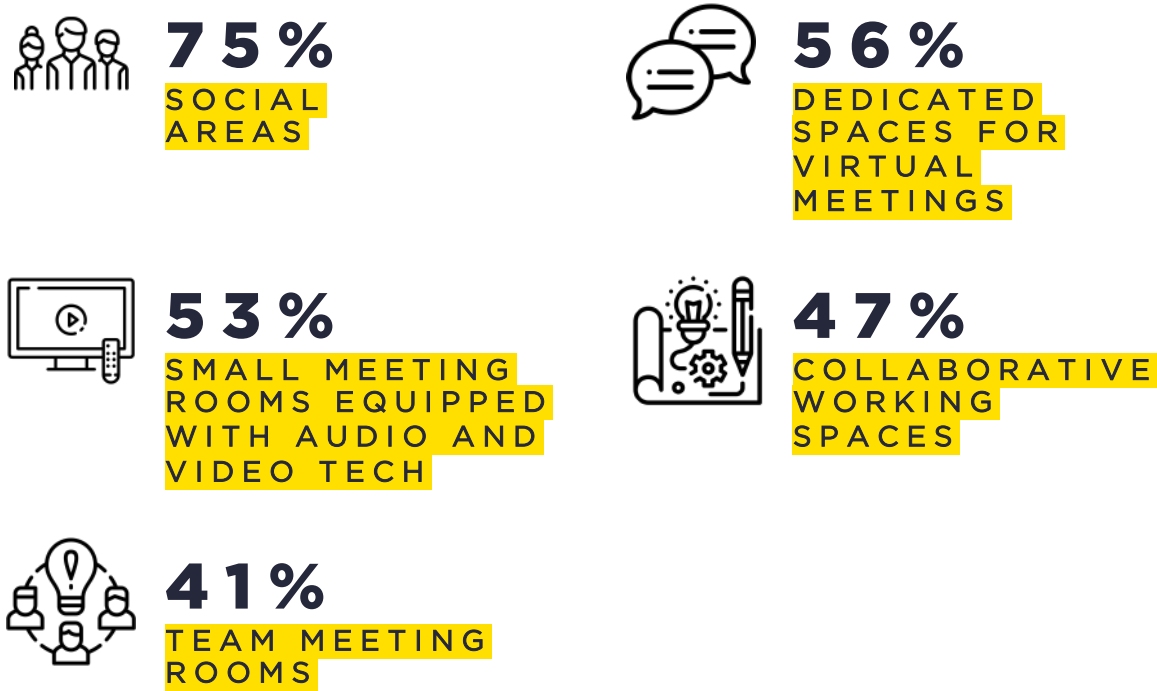


47 %
PERSONAL
SAFETY



SAVILLS PORTUGAL: OFFICE FIT

Top 5 important factors for office employees on the future ideal office
(% saying a high importance)?



WE LOVE GREEN

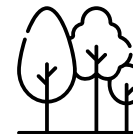
THE ROLE OF REAL ESTATE



REPORTING



COMMITTING TO
TARGETS



CUTTING
CARBON
EMISSIONS

A background image of a modern building with extensive greenery on its facade, including balconies and terraces covered in plants and trees.

GREEN BUILDINGS IMPROVEMENTS OF PORTFOLIOS USE OF ENVIRONMENTAL CERTIFICATION

22%

BREEAM ASSESSED
BUILDING

33%

BREEAM EXCELLENT

66%

BREEAM OUTSTANDING

Are occupiers willing to pay more for top-class Environmental buildings?



GREEN BUILDINGS ARE THE
NEWEST



BETTER OCCUPANCY LEVELS



ASSOCIATED TO EMPLOYEE
SATISFACTION AND
WELLBEING



GREEN LEASES: IMPROVED
PERFORMANCE OF
BUILDINGS WITH
COMMITMENTS BETWEEN
LANDLORDS AND OCCUPIERS

**Unfit office
space**

**without
green**

**credentials is
much less
likely to be
considered...**



**RISK OF EARLY
ECONOMIC
OBSOLESCENCE**



THANK YOU

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