

CASAIS

NEWS

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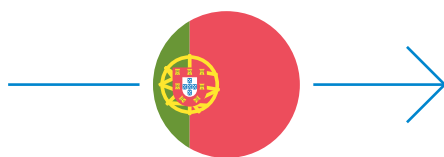
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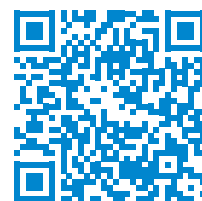
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Sustainability Priorities

- Competent and Safe People
- Ethical and Collaborative Business
- Conscientious and Innovative Solutions
- Shared and Valued Territory

+15 %

1,302
Business
Partners

1,671 Subcontracting Works

5,952 Acquired Materials

98
New assigned
works

(general contracting)

90,500
Training
Hours

CLIENTS + SUSTAINABILITY + INNOVATION + PEOPLE + RESULTS
CASAISPRO

CONSTRUCTION
INDUSTRIES
REAL ESTATE

+ 9.4 %

6,524
EMPLOYEES

2,579 Portugal
3,945 International

36.9 M€
Investment

5 Strategic Objectives
14 Annual Objectives
14 Business Objectives
10 Strategic Projects



18
COUNTRIES

Portugal
Angola
Austria
Belgium
Brazil
France
Germany
Ghana
Gibraltar
Morocco
Mozambique
Netherlands
Saudi Arabia
Spain
UAE (Dubai and
Abu Dhabi)
United Kingdom
USA (Texas)
Qatar



SUSTAINABILITY AT CASAIS

PEOPLE



**COMPETENT AND
SAFE PEOPLE**

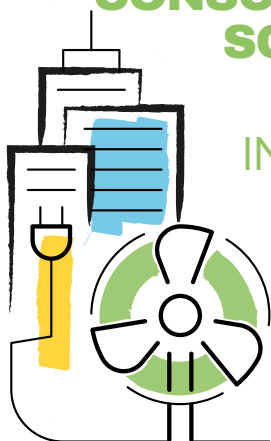
PARTNERSHIPS



**ETHICAL AND
COLLABORATIVE
BUSINESS**

**INNOVATIVE AND
CONSCIENTIOUS
SOLUTIONS**

INNOVATION



**SHARED
AND VALUED
TERRITORY**

NATURE



BUILDING
A BETTER
TOMORROW

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António Carlos F. Rodrigues
Chairman of the Executive Committee – CEO



Competent
and Safe
People

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Business

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Communication Specialist
at First Properties



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Shared
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Operations Manager,
Casais Construction
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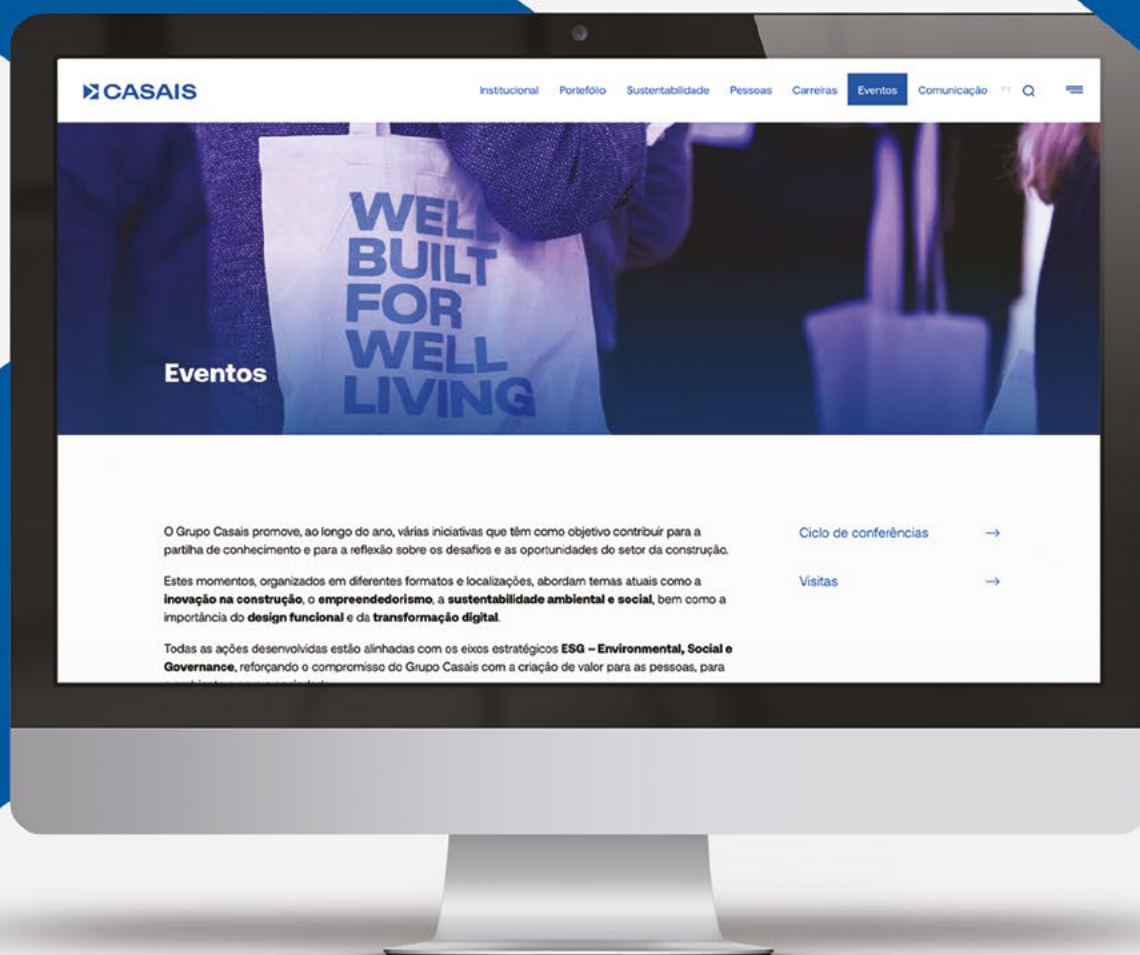
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Casais
Foundation

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Conferences, launches,
debates and much more -
all in one place. Access the
new Grupo Casais events
website and find out what
we're building, sharing and
transforming.



casais.pt





EDITORIAL

António Carlos Fernandes Rodrigues // Chairman of the Executive Committee – CEO

**Building with Purpose:
People, Innovation and Territory**

We have completed our 67th year in business, strong in the conviction that the paths we have chosen are positively transforming the sector and the communities where we operate. This edition of Casais News reflects exactly that: an organisation that grows with conscience, innovates with purpose and puts people at the centre of its attention.

Initiatives in Angola, such as the Escola na Obra—School on the Job—literacy programme, are an example of the way we approach development: we **train to include, and educate to protect**. This is not just a training project, it is an affirmation of our social responsibility and the value we place on the dignity of each employee.

In the second quarter, we once again brought our community together at the Arraial de São João (St. John's Festival) in Braga. This event reflects the strength of our organisational culture: a culture of proximity, belonging and shared happiness. At the same time, it is an indication of our commitment to the local community of Braga, to which we offered, through sponsorship, a concert by the band Sons do Minho.

Our strategic plan includes progress in the industrialisation of construction. The commissioning of KREAR's new concrete plant and the signing of the "Construction in the Digital Age" Department agreement in partnership with the University of Minho are examples of a path that unites knowledge, technology and sustainability. These projects are not mere happenstance, but the result of our determination to lead a new era for the sector.

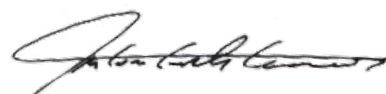
Our presence on the international market continues to grow with distinctive projects—from Belgium to Gibraltar— while in Portugal, we are increasing our commitment to affordable and sustainable housing, with industrialised solutions that respond to social needs and climate challenges.

This quarter, we also strengthened our dialogue with our partners and the business ecosystem. The Casais Partners Meeting and Connect to Build events showed how collaboration and joint innovation are essential drivers for breaking new ground and generating a lasting positive impact.

All these actions reflect our vision of a Casais Group committed to creating shared value, transforming territories and the future of cities. With competent and reliable people, ethical and collaborative businesses and conscious and innovative solutions.

Thanks to all those who, with dedication and vision, continue to be part of this journey.

Happy reading.





May
2025
—
Worldwide

CELEBRATING 67 YEARS



The Casais Group celebrated 67 years in business, commemorating its people, its vision and its commitment to a more sustainable future. With a presence in 18 countries and a strong culture rooted in the values of Mestre Casais, the organisation continues to build more smartly, more sustainably and more inclusively. We recognise and value the contribution of all employees, customers and partners, in Portugal and abroad, who have been key players in the Group's journey.

The Casais Group finds itself in 2025 with a consolidated international presence, a diversified portfolio of projects and a growing commitment to industrialisation and sustainability in the sector. It is with this commitment and involvement that it continues on this path of solid growth, as it makes a positive impact on the sector.



June
2025
—
Braga,
Portugal

ST IN



April
2025
—
Angola

LIT PR AI



T JOHN'S FESTIVAL BRAGA



WATCH THE
VIDEO ON
YOUTUBE



The Casais Group once again sponsored the Arraial de São João—St John's Festival—an initiative that is now in its third year and which brought together around 1,500 people at Parque da Ponte in Braga, including active and retired employees, family members and business partners.

As part of Braga's official São João celebrations, the event was held in a festive atmosphere, reinforcing the sense of belonging and spirit of unity that characterise the Casais Group's organisational culture.

Throughout the day, participants enjoyed traditional cuisine, popular games, entertainment for the younger ones, cultural performances, ending with a social get-together at sunset. The closing ceremony was organised by Sons do Minho, in a concert specially sponsored by the Casais Group in support of the city of Braga.

LITERACY PROGRAMME IN ANGOLA



The pilot project got underway in Luanda for the Escola na Obra—School on the Job—programme, a literacy initiative integrated into Casais Construction's training strategy in Angola. With 21 employees involved and a total of 3,885 hours of training planned, the programme aims to promote inclusion and professional development by teaching Portuguese, mathematics and civics, with content adapted to the lives of the participants.

This initiative forms part of Casais Group's commitment to equal opportunities, empowering its local talent and creating sustainable value in the communities where it operates – an effort recognised by the SIRIUS Award in the Human Capital Development category from Deloitte in 2024.



SCHOOL ON THE J TRAINING TO INCL EDUCATING TO PI

**Nuno
Malheiro**
Human
Resources
Manager,
Casais
Angola



In an increasingly demanding and competitive world, employee training is essential not only to the productivity of companies but, more importantly, to human dignity and valuing people.

In Angola, in the construction sector, the operational base is often made up of employees with backgrounds marked by exclusion from the formal education system. Basic skills—knowing how to read, write, interpret signs and carry out simple calculations—are key to social and professional inclusion.

It is in this context that the **Escola na Obra** literacy programme was born, a life-changing initiative promoted by Casais Construction in Angola, which is clearly and strategically part of the Group's **Competent and Safe People** strategic priority. More than training, this is a commitment to the future of our operations employees, their families and the community itself.

JOB: CLUDE, ROTECT



Reality on the Ground: The Invisible Challenge

During the "Together in Development, Training for the Future" training programme, a structural but disturbing reality was identified: **some of our operations staff are illiterate and others have huge gaps in functional literacy.** This situation, which is the result of decades of inadequate or inaccessible educational opportunities in Angola, seriously affects the **autonomy, safety and professional advancement of our workers.**

On a construction site, where knowing what signs and symbols mean and how to do calcula-

tions is increasingly required, the inability to understand written instructions or take basic measurements translates into **unsafe, dependent and limited work.** More than a technical obstacle, this is a human and structural barrier that prevents employees from progressing and contributes to the **perpetuation of the cycles of poverty and exclusion.**

The Casais commitment to training its workforce is not new. However, this programme marks a **qualitative leap by focusing on the most basic level of training: literacy.** The decision to implement this programme has the following objectives:

- **Provide equal professional and social opportunities;**
- **Train for safety, autonomy and confidence in the performance of tasks.**

Literacy thus becomes the starting point for a broader process of **personal, professional and civic growth.** Teaching employees to read, write and interpret the world also means preparing them to protect themselves, contribute and belong.

Gaining the understanding that literacy is more than a set of skills and knowledge is one of the benefits of this programme, which focuses on **three main areas:** reading and writing Portuguese, basic mathematics, and civics. By including a course on civics, the programme is affirming that **literacy should lead to full inclusion in society,** and so is promoting the **awareness of rights and duties, and understanding of standards and rules at work and in the community, and the individual's ability to participate actively in social and professional life.**

In this way, training also becomes an exercise in **individual and collective empowerment,** raising workers' level of awareness and action, which has a direct impact on the company's culture of safety.

Training Team



Ana Martins
Civics



Cristina Marques
Mathematics



Helena Sampaio
Portuguese

Support Team



Cátia Carvalho
Training
Coordinator



Vilma Yembe
Administration

- **Standardise essential skills** among employees in operations;



An employee who **cannot interpret a safety manual, a hazard warning or a measurement plan** is inevitably more exposed to error and accidents. That is why **safety at work begins with understanding the language of the job.**

Investing in the literacy of employees is therefore a direct investment in **risk reduction, accident prevention and the consolidation of a robust culture of safety.** A trained team is a safer, more autonomous and more effective team.

The School on the Job programme is also part of a **corporate social responsibility and sustainability** approach. By training its workers and promoting their inclusion in the formal education system, Casais is **contributing to the fight against poverty and social exclusion, reducing educational asymmetries, promoting equal opportunities, and reinforcing the**

Group's reputation as an agent of positive social change.

A Programme that Can and Should Grow

Based on the evaluation of the pilot project, the programme has the potential to be **extended to other construction sites, other provinces and other social groups**, becoming a point of reference for adult education within a business context.

There is even the possibility of **linking up with public adult education programmes, applying for the training to be officially recognised by the Ministry of Education and promoting synergies with other companies and institutions** to broaden the social impact.

It is a long-term vision that invests in **continuous training as the foundation of a fairer, safer and more competitive business model.**

School on the Job is much more than an educational project. It is about taking a stand: **believing in people, investing in their potential, and making the most of talent forgotten by the system.**

In every employee who learns to sign their name, who can read safety instructions or explain an idea clearly, we are training more than a professional. We are training a citizen who plays various social roles and has an influence in the community in which they live as a father or mother, as a neighbour, as an example to the community.

Competent and Safe People are not born fully formed. They are developed with time, care and courage. And that is the greatest investment an organisation can make: **an investment in its people so that they grow with dignity, safety and hope.**

June
2025
—
Porto,
Portugal

PARTNERSHIP WITH PORTO BUSINESS SCHOOL

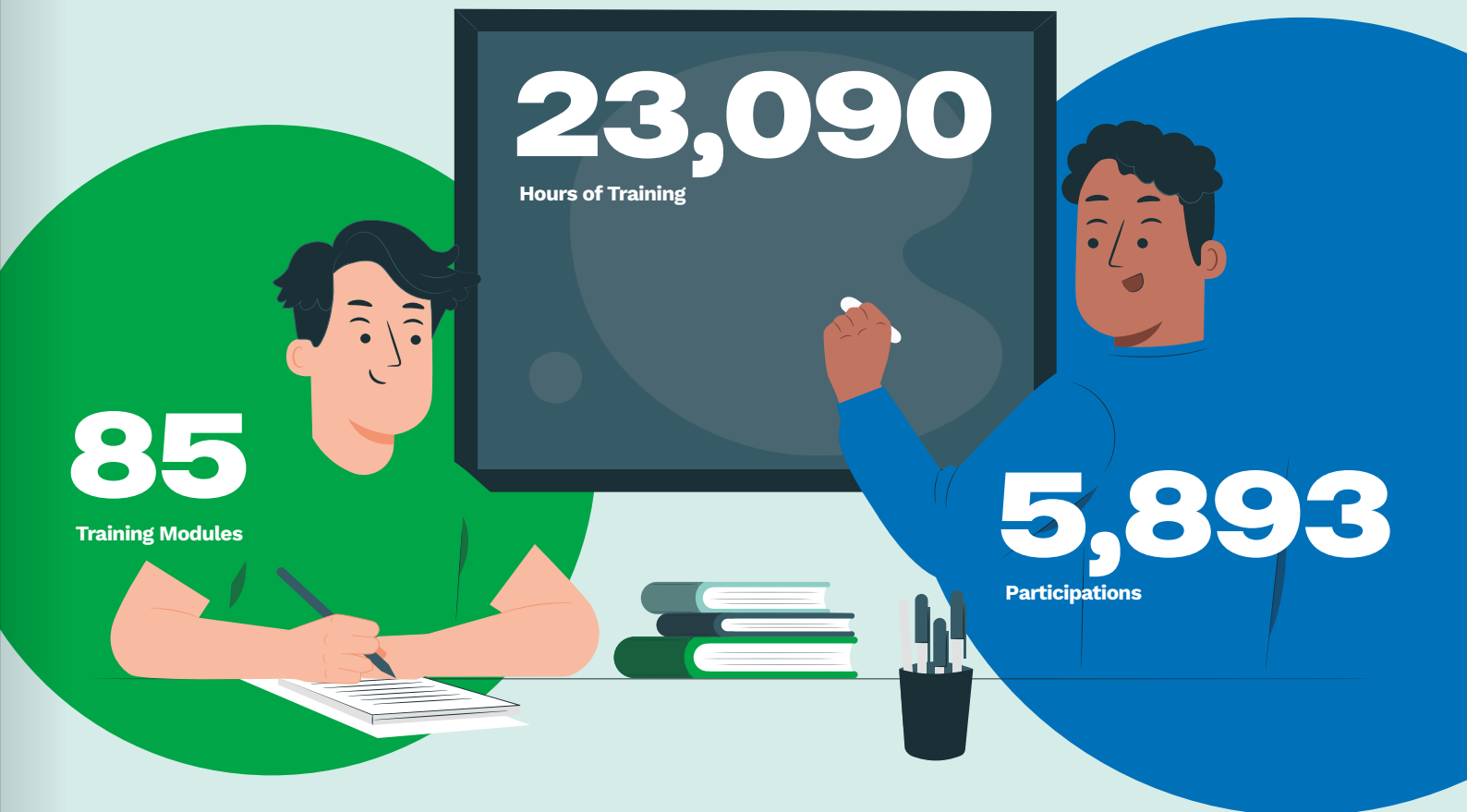
By partnering with Porto Business School, the Casais Group has established a direct link with one of the country's most prestigious academic institutions in the field of management, thereby benefiting from privileged access to advanced training programmes such as MBAs, postgraduate courses, executive programmes and

customised training initiatives tailored to the reality and needs of the Casais Group. This collaboration also allows for involvement in consultancy projects, innovation initiatives and employer branding actions, boosting the group's attractiveness in the market and ability to retain talent.



TRAINING

APRIL — JUNE



FEATURED TRAINING COURSES

In the second quarter of 2025, we focused on the **Mais Líder (Leader Plus) Programme**, and carried out a further **37 training modules**, within the separate editions of the programme, aimed at both **managers and team leaders**, resulting in **374 participants** and **1,132 hours of training in Portugal and Gibraltar**.

We carried out a training programme on the **Public Procurement Code and Contract Management** involving **131 participants**, in 3 editions in 3 different locations, with a total of **2,162 hours** of training.

We continued to focus on training in the areas of **Leadership** and **Personal Development**, having organised **9 training modules** involving **93 participants** and representing **910 hours** of training.

In the first six months of this year, there were **13 training initiatives**, totalling **1,155 hours of training** and **137 participants**.



FIRST PROPERTIES A NEW BRAND, BUT SAME DESIRE TO DO THINGS DIFFERENT

**Luísa
Figueiredo**
Communication
Specialist at
First Properties



Brands, like real estate projects, are born from a vision. They grow over time and become stronger with experience yet at some point, need to focus more clearly what they believe in. That is what led us to take this step. The change from Sunny Casais to First Properties is the result of a transition that has been taking place organically, driven by the evolution of our strategy and the maturing of our positioning as a property developer.

Sunny Casais was created as a joint venture between the Casais Group and Sunny Real Estate, with the aim of developing distinctive property solutions, with a multidisciplinary approach and a focus on innovation.

From the outset, we operated mainly in the B2B segment, with a special emphasis on hotel projects and institutional partnerships. This has allowed us to grow in a structured way, with a significant presence in the market and a portfolio that has diversified.

S: UT THE DO ITLY



A new name for a new phase

Over time, our business has evolved and property development has taken on an even more strategic role. Housing challenges have become more complex, urban contexts more demanding and people's needs more diverse. It was for these reasons that we felt the need to align our identity with the new ambition that drives us: to lead a new generation of real estate projects that are more aware, more accessible and more integrated with the territories in which they are located.

The choice of a new name was not just a branding exercise. It was a clear statement of the path we want to continue following. First Properties represents a developer with purpose, focused on real estate solutions that put people and the planet at the centre of decisions.

The transition to First Properties is the result of a genuine desire to communicate more clearly, more directly and with greater impact. Until now, we have been speaking primarily to investors, institutional partners and corporate clients. Now, we also want to reach those who are looking for a place to live. We want to speak to those who are looking for their first home, to families who value sustainable solutions, to those who believe that the future of housing lies in new approaches.

Changing our name is therefore a natural step in our growth as a real estate developer. The new identity reflects a vision that is more transversal and better prepared to respond to the challenges of a sector undergoing profound transformation.





It is not a break with the past, but an affirmation of our future identity. The First Properties brand was born with the mission of developing real estate projects that have a positive impact on people's lives, on cities and on the environment. We want to promote buildings with a soul that respect the planet, add value to the community and also respond effectively to the demands of the present and future.

Property development with purpose

Some people see real estate development as a purely financial or technical exercise. We see it as a responsibility. Each project we promote has implications for the city, mobility, access to housing and the balance between private and public spaces. That is why we see promotion as a strategic and conscious act.

Industrialisation in construction has been one tool that has allowed us to deliver value more consistently, more quickly and with less environmental impact. The technical expertise and experience of the Casais Group have been deciding factors in this process, since they have allowed us to integrate innovative and efficient construction solutions from an early stage, with real gains in sustainability, quality and time. We do not simply develop real estate, we develop solutions for living, working and belonging. We favour solutions that integrate innovation and sustainability in a practical way, and that adapt to the pace of cities.

Recently, the urgency of responding to the housing shortage with new approaches has gained visibility in public discussion. Some in the sector have highlighted industrialisation as one of the most effective strategies for speeding

shaping tomorrow's living

HUMAN
VERSATILE
SUSTAINABLE

up the delivery of quality housing. As real estate developers, we believe that our role is at the forefront of this transformation, and it is with strategic partners like Casais Group that we can achieve this consistently and with purpose.

We believe that real estate development in the future must be collaborative, integrated and transparent. This is the vision that guides First Properties. To develop projects with a shared value approach, where everyone wins: the investor, the end user and the local community.

First: A name that speaks of our commitment

The name First Properties is a statement of identity and purpose, not just a matter of branding. "First" refers to the beginning of this new stage, but also points to what we want to represent: being the first to do things differently. The first to think about property development in terms of the positive impact it will have and not merely in terms of the return on investment. The first to challenge the sector with solutions that create shared value.





This commitment is reflected in the way we structure our projects. We seek a balance between aesthetics, functionality and sustainability, in locations that add value to the city. We work with multidisciplinary teams who, from an early stage, integrate a complete vision of the building's life cycle. Above all, we value the experience of those who will live and work in or otherwise enjoy the spaces we develop.

We believe that the future of development lies in creating not just products but ecosystems. And that requires a new mindset, one more open to collaboration, more willing to listen, more focused on responding, and not just on delivering.

Strengthen our identity, consolidate our mission

The change of identity presented an opportunity to align culture and strategy. In redesigning the brand, we re-examined our pur-

pose, the way we work and the experience we want to provide to those who interact with us.

First Properties is a clear, direct and reliable brand. It has a contemporary but solid image. We want it to reflect our way of being: attentive, professional and accessible. Because a property developer has to know how to communicate with those who are going to live in their spaces, not just those who are financing them.

We are ready to grow. With a greater presence in the B2C market, with a more diverse portfolio and with projects designed to last.

Sunny Casais was an essential stage in our journey. It allowed us to learn, test, consolidate and scale up. It was a successful trajectory that laid the foundations for what we are today. As with any growth process, however, there comes a time to develop further.

First Properties is continuing this story, now with a stronger, more coherent identity that is more in line with our vision. We know that brands are built with consistency, clarity and delivery. It is with this spirit that we embrace this new phase: to be a pioneering developer in the industrialisation of construction, with more purpose, proximity and positive impact.





April
2025
—
Lisbon,
Portugal

BEST TOURISM DEVELOPMENT

Corporate First Gaia was honoured at the SIL Real Estate Awards, in the "Best Development – New Construction – Tourism" category. The award was presented at the Salão Imobiliário de Portugal in Lisbon.

Inaugurated in June 2024, the multifunctional building in Vila Nova de Gaia includes the B&B Porto Gaia hotel (210 rooms) and the SITIO Gaia coworking space, with 370 workstations.

This investment totalling EUR 17.5 million is a Casais Group project in partnership with First Properties and the architectural firm URBIS.



CASAIS PARTNERS MEETING

May
2025
—
Braga,
Portugal

On the morning of 22 May, the Casais Partners Meeting returned for its second edition, bringing together 284 business partners who contribute daily to the organisation's success and to the standards of excellence delivered in each project.

At this event, Casais Group experts took to the stage side by side with external partners to discuss industrialisation, innovation and sustainability in the construction sector.



CONNECT TO BUILD 2025

In the afternoon of the same day, the Casais Group kicked off the first Connect to Build conference, the former Conference Cycle, renewed with the aim of promoting collaboration and strategic partnerships.

This year's inaugural session, centred on the theme "Breaking new ground with successful partnerships", brought together more than 189 participants and highlighted significant collaborative projects such as KREAR, STVGoDigital, as well as strategic collaborations with the Latino Group and Fibrenamics, APTIV and ITEC. The round table included Alexandre

Fernandes, Executive Director of Real Estate Development at Sonae Sierra, Manuela Vaz Soares, Chairperson & Country Managing Director of Accenture Portugal, Ramiro Brito, Chairman of AEM-inho, and Pedro Arezes, Dean of the School of Engineering at the University of Minho.

The closing ceremony also saw the presentation of Banco Português de Fomento's 2025 Action Plan by its CEO, Gonçalo Regalado. The Observador was the media partner for this event, which was moderated by journalist Paulo Ferreira.

KEEP AN EYE OUT FOR OUR UPCOMING
CONFERENCES ON OUR EVENTS PAGE
AT **CASAIS.PT**



BUILDING SUSTAINABLE COMMUNITIES IN CITY CENTRES

**José
Pedro
Pinto**

CEO of the
HIMO Group

In a world that is evolving faster than ever, we are witnessing a transformation in the paradigm of property use, along with a whole new social, technological and business dynamic.

In offices in particular, companies need agility, flexibility and focus on their business. Their existence and evolution no longer presuppose a long-term commitment to buy or rent. They need to focus their energies and resources on their business, preferring to pay for their office as a turnkey service rather than a permanently moored anchor.

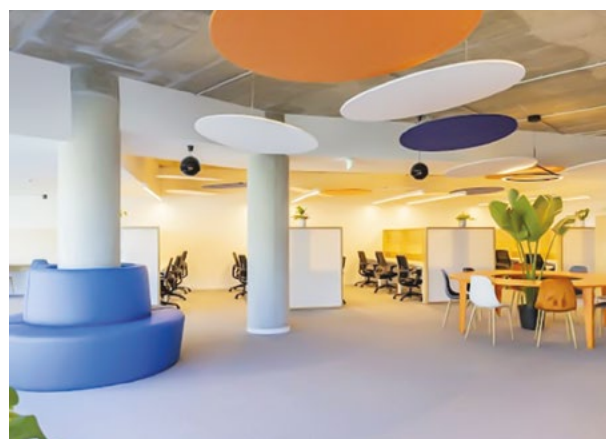




In addition to the physical component, there is also the obligation to create attractive environments for a generation of employees who place demands on all aspects of the companies they choose to work for – from sustainability, ethics and the dynamics within those companies. It is much easier to ensure that the necessary criteria are met within diversified and large-scale situations, where joint energy brings more life to everyday life.

Investing in company verticals helps in the mission of creating innovative ecosystems that favour the reception, growth and acceleration of technological projects, where networking, synergies, complementarities and integrations guarantee the ideal conditions for success.

The Fintech House or AI HUB centres are a demonstration that the strategy is right and the office can be much more than a space measured in square metres or a sea of desks; it can be the springboard for the kind of development you seek.





There is a paradox that marks the day-to-day life of large cities. These major population clusters, rich in professional opportunities and cultural activities, are also places of great loneliness and isolation.

The spaces where we work and the way we work have a significant influence on the way we relate to those around us. Cities need workspaces geared towards community contact, strategic collaboration and efficient mobility, which reduces time spent commuting. Increasingly, this is a sector that recognises the positive influence it can have on the social cohesion in cities, striving to invite professionals and the general population to meet and socialise. This invitation to bring people together starts with the design of the space, where we often see open-space architectural solutions, terraces and shared kitchens. The aim of

these choices is clear: to promote contact, generate spontaneous encounters and encourage more agile collaboration.

The challenge of loneliness in big cities must be addressed proactively. In this sense, from nature we can draw the image of an ecosystem, a complex network of interdependencies that create a certain balance which leads to the flourishing of a region and a group of living beings. Cities and business sectors also have the potential to become rich ecosystems, as long as they do not forget the fundamental element: human contact.

The very reality of housing and the dispersal of resources means that, more than ever, companies are compelled to relocate to areas where their employees can enjoy a better quality of life, creating a clear opportunity for a more balanced urban network and a reduction in the daily commute. Aveiro, Guimarães and even Gaia are examples of this.

This measure allows workers to choose flexible workplaces, or flex-offices, closer to their areas of residence or schools for the children in their care. The companies or independent professionals who adopt this strategy are aware that it represents a significant improvement for the planet, but also improves their well-being.

How often are we given the option to rethink something as basic as the way we commute every day? If we were given the option, would we choose to cycle or walk? We would certainly choose mobility that is more in line with the values we integrate into our daily

lives and with the needs of those around us. We would certainly choose shorter, more efficient journeys.

The success of companies' ESG strategies requires more and more time and resources from organisations. Faced with a new social and economic paradigm focused on sustainability and decarbonisation, organisations are looking for ways to reduce the ecological footprint of their products and services. It will certainly be easier to realise these goals by creating economies of scale when companies are based in buildings designed with these concerns in mind, so that ESG targets are within everyone's reach.

As part of their carbon dioxide emission reduction strategies, many companies take into account Scope 3 emissions, a category of greenhouse gas emissions outside the organisation's direct carbon footprint. A plan to mitigate these indirect emissions, linked to the organisation's value chain or employee mobility, ultimately requires a thorough reflection on the essential pillars of the organisation's working model.

In this sense, one of the first steps to take is to assess the possibility of switching to a remote or hybrid working model, while ensuring that the organisation's culture is prepared for this change. Another measure adopted by companies in various sectors and at different points of maturity is flexibility based on subscribing to coworking spaces.

In the examples we worked on with the Casais Group in Gaia and Guimarães, we had two different challenges.

In the case of Guimarães, we feel that we are in the embryonic stage of a new centrality, conceived with a long-term vision, in which a diversified, multifunctional,

complementary and technological urban context will materialise. The bold architecture of the first act, the very technological innovation of the construction system and the combination of office, hospitality, residential and commercial functions. We can already confirm that the investment is proving to be a success, creating a dynamic that goes beyond the spaces and is based on events linked to innovation, often associated with the University of Minho and local business development institutions. We are certain that the MITH (Minho Innovation Tech Hub) territory, the brainchild of Casais, will be a future example of how to make a city.

In the case of Gaia, the context was totally different, as it is a central area, with excellent access and public transport, consolidated and highly valued,

not least because of the Casais Group's own project. Here the challenge was to create a new office proposal in a context strongly characterised by the conventional dynamics of the traditional model.

In both situations, we are extremely proud to feel that we are playing an important role in realising the Casais vision, which promotes more than concrete, by creating from the outset added value in the design, resulting from the operations it makes possible inside its buildings, and we are proud to feel that we are simultaneously realising our own vision as managers of the offices of the future. Flexibly, of course.



KREAR BOOSTS INVESTMENT IN INDUSTRIALISATION

April
2025
—
Estarreja,
Portugal

KREAR's new Concrete Plant is now up and running, marking a decisive step in consolidating the Estarreja-based company's production capacity and advancing the industrialised construction model in Portugal. More than just an infrastructural milestone, this plant represents a new cycle of innovation, with more controlled, rigorous processes aligned to meet the challenges of the future. This investment underlines KREAR's commitment to upholding the essential pillars for transforming the sector of efficiency, quality and sustainability, and will also double its response capacity and potentially lead to an increased number of projects.





ENTREPRENEURSHIP AND INNOVATION WITHOUT BORDERS

On 30 May, at the Tivoli Avenida da Liberdade Hotel in Lisbon, Casais Group spoke with Portuguese businessman Mário Ferreira and the CEO of the Casais Group, António Carlos Rodrigues, about "Entrepreneurship and Innovation without Borders". Moderated by Bárbara Guimarães, they shared the entrepreneurial vision of in-

novation and the impact of the entrepreneurial spirit in creating new paths. There was talk of internationalisation, leadership, the role of culture in companies and the future we want to build, in a discussion that was not confined to the stage, but also involved members of the public in the audience.

May
2025
—
Lisbon,
Portugal





June
2025
—
Braga,
Portugal

THE "CONSTRUCTION IN THE DIGITAL AGE" DEPARTMENT

On 3 June, the Casais Group and the University of Minho formally signed their partnership agreement for the creation, of the educational institution's first non-academic Department, called the "Construction in the Digital Age" department. This comes at a time when the architecture, engineering and construction (AEC) sectors are undergoing a period of profound transformation, marked by the transition from traditional methods to more digitalised, effi-

cient and sustainable approaches. This project, the first of its kind in Portugal, will focus on areas such as robotics, additive manufacturing (3D printing) of concrete, modularisation, prefabrication and integration with BIM models – all essential pillars for more industrialised, efficient and circular construction. The goal is to turn these concepts into everyday practices, creating a more digital, predictable and sustainable industrial ecosystem.



FIRST HOSPITAL BUILDING WITH CREE SYSTEM

June
2025
—
S. João
da Madeira,
Portugal

On 24 June, the foundation stone was laid for the Integrated Continued Care Unit in São João da Madeira. This building, belonging to the Santa Casa da Misericórdia de São João da Madeira, and to be built by Casais Construction using the CREE Buildings system and industrialised solutions, will have 64 beds.



May
2025
—
Lisbon,
Portugal

BITALK | WILL HOUSING CHANGE IN PORTUGAL?

FIND THE
PODCAST
HERE:





AFFORDABLE AND INTEGRATED HOUSING

Carlos Fernandes

Operations Manager
Casais Construction
Portugal

Affordable housing has become a national priority and a vital need for communities, reflecting not only a concern with the quantity and quality of housing units, but also with their sustainability and integration into the urban and social fabric. Casais Construction has risen to this challenge because of its experience in public housing and also because of its commitment to a new generation of sustainable and innovative buildings.

The development of public housing is not just about building standalone buildings; it is also about building communities, with an emphasis on sustainability and the efficiency of the construction process. For this reason, the defined strategy is to participate in tenders that promote the adoption of sustainable and industrialisable construction solutions that meet energy efficiency targets and the emergency and challenges of the



D WELL-SING

housing shortage, so integrating all areas of expertise within the Casais Group to provides for a complete and effective response which forms part of a digitalised and industrialised value chain.

This vision is a direct response to the general country-wide need for housing, which requires not only quantity and speed of execution but also the dignity, sustainability and circularity of construction solutions.

Casais has been involved in different types of tenders and contracts for public housing:

- ▶ **Public Tenders – Construction:** Traditional tender for the execution of public housing and associated infrastructure.
- ▶ **Public Tender for Design and Construction:** Participation in tenders that combine design and execution, maximising the incorporation of Casais solutions.
- ▶ **Calls for tenders for the purchase of housing for affordable rent and controlled costs:** Participation as a property developer to supply affordable housing directly to the City Council.

This strategy is also aligned with the main mechanisms and strategic guidelines currently in place, namely:

1.º DIREITO – SUPPORT PROGRAMME FOR ACCESS TO HOUSING

A government programme designed to support families in serious need of housing which promotes public housing and the rehabilitation of affordable rental properties, with funding from the PRR and the State Budget.

MAIS HABITAÇÃO (MORE HOUSING):

A legislative and financial package promoted by the government to increase the supply of affordable public housing, including tax incentives and simplification of legal procedures.

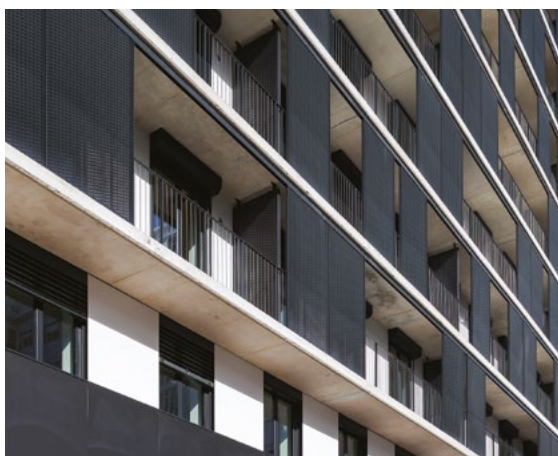
CONTROLLED-COST HOUSING (HCC)

Models promoted by city councils and institutions to offer housing either at reduced prices, with provision for public maintenance and management or through affordable leases.

The experience Casais has in this area is evidenced by the following examples of works recently carried out or currently underway in various municipalities:

1. Lote 10 – Entrecampos Integrated Operation (Lisbon)

An example of **excellent** public housing. **Lot 10, promoted by Lisbon City Council, stands out, since it has 68 (15 studio, 23 one-bedroom and 30 two-bedroom) apartments and integrates a commercial and leisure components** on the first floor of the complex. Located between Avenida das Forças Armadas and Rua Sanches Coelho, this apartment block is a public housing milestone that will contribute to social cohesion in the city.



2. Cerrado da Mira (Amadora)

The design and construction of 48 municipal housing units in this emerging area of Amadora demonstrates a clear commitment to quality housing suitable for families. The complex includes 46 one-bedroom and two two-bedroom units, spread over three floors above ground and a basement for covered parking, as well as outdoor parking and a communal garden. The integration of photovoltaic panels and the use of off-site solutions make this development exemplary in terms of energy efficiency and sustainability.



BIM model of the Amadora building



Amadora façade

3. Valongo – Quinta da Lousa e Outeiro do Linho

In these two developments, promoted under the 1st Direito Programme (PRR), the industrialised construction solutions for affordable housing are noteworthy.

- ▶ **Quinta da Lousa:** A building with a gross construction area of 6,559 m² and 74 (30 one-bedroom, 26 two-bedroom, 14 three-bedroom and 4 five-bedroom) units, distinguished by its CREE structure and façade and prefabricated stairs.
- ▶ **Outeiro do Linho:** A building with a gross floor area of 2,271 m² and 27 (12 one-bedroom, 11 two-bedroom and 4 three-bedroom) units, with the same industrialised solutions for faster and more efficient execution as in Quinta da Lousa.



Render of the Valongo project - Quinta da Lousa

4. Gaia – Mafamude e Serzedo

The Casais property development investment in affordable housing in Gaia demonstrates its clear strategy to increase the provision and efficiency of affordable units for rental:

- ▶ **Mafamude:** A collective housing development comprising 90 (one- to three-bedroom) units spread over two separate buildings, with a total gross floor area of 9,321 m².
- ▶ **Serzedo:** 58 (one- to three-bedroom) units with a total gross floor area of 6,827.85 m².



Render of the Gaia project in the parish of Mafamude

Casais has responded to the urgent housing shortage by investing in a new generation of sustainable buildings that meet the needs of today and anticipate the demands of tomorrow. Here, it began with a digitalised and integrated process (BIM), combined with the adoption of **industrialised and modular solutions**, such as:

- ▶ CREE structural and façade systems
- ▶ Prefabricated bathrooms and staircases
- ▶ Technical installations and infrastructures using rack and skid systems
- ▶ Integration of renewable energies and spaces for leisure and sharing, promoting more inclusive and resilient communities.

The aim is to increase the supply of quality housing at affordable prices, but to guarantee a long-lasting solution adapted to climate change and new urban demands.



BEJA UNIVERSITY RESIDENCE RECEIVES AWARD

May
2025
—
Beja,
Portugal

The Casais Group received the National Sustainability Award for the second year running, this time in the Well-Being and Sustainable Cities category for the Beja University Residence project, an acknowledgement of its benchmark status as a construction

project contributing to more efficient and less polluting cities.

At the Deloitte Investor Relations and Governance Awards 2025 held in the same month, the building was honoured in the Sustainability Initiative category. The

EUR 17 million project is due to be completed this year and will have the capacity to accommodate 503 students. It has 327 accommodation units, of which 126 are single rooms, 150 double rooms, 25 single studios and 26 double studios, many of them adapted.



April
2025

—
Lisbon,
Portugal

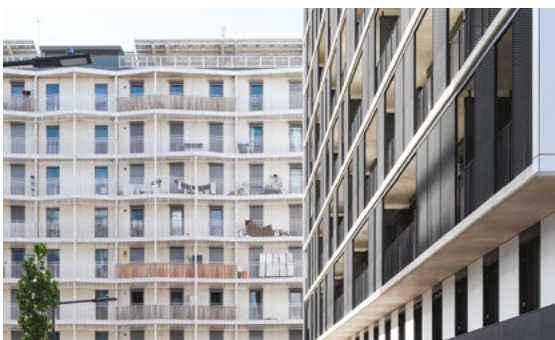
ARMED FORCES DEVELOPMENT

In April, Lot 10 of the Entrecampos integrated operation was officially handed over at the Armed Forces Development, a project initiated by Lisbon City Council and carried out by Casais Construction. This project forms part of the response to the urgent need for controlled-cost housing in the city, and comprises 68

(studio to two-bedroom) residential units, as well as commercial spaces, communal areas and underground parking.

Work on the vehicle parking at this development is progressing at a remarkable pace. The building will have five underground floors with space for 586 vehicles.

In Campo Pequeno, the roof wetting for Lots 3 and 4 of the Vértice project took place. This is a project comprising a residential building with covering a construction area of 22,452 m², spread over seven floors above ground and two underground, with 119 apartments, ranging from studio to five-bedroom units.





MIDTOWN BLOCK E IN GIBRALTAR

May
2025
—
Gibraltar

On 23 May, slab 16 was laid, bringing to completion this stage of the structure of Midtown Block E, a 16-storey luxury residential building that is part of the Midtown Development, executed by Casais Construction.

Comprising commercial space on the ground floor, vehicle parking up to Level 3 and apartments from Levels 4 to 15, the project stands out on Gibraltar's urban landscape, next to Reclamation Road and the city's historic walls.



June
2025
—
Belgium

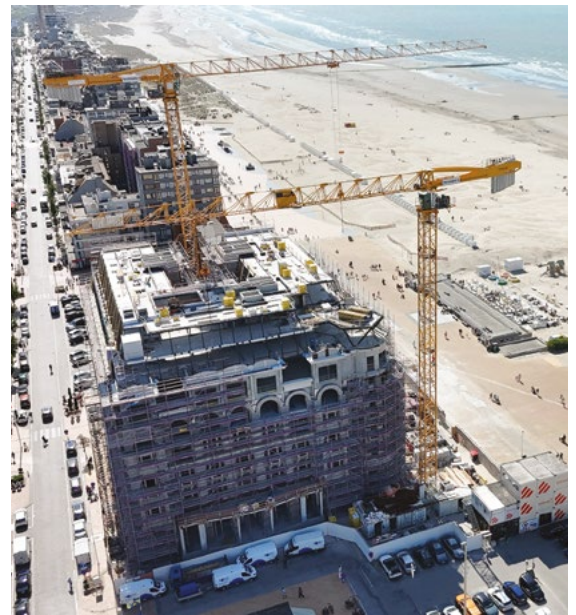
CNT IN THE OF THE

CNT Europe, a Casais Group company, is finalising the construction of The Grand structure in the city of Nieuwpoort, Belgium. CNT Europe's work is in its final phase, with the laying of the solid brick prefabricated arches.

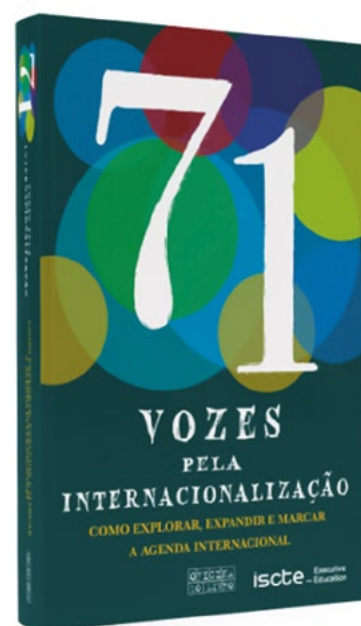
This project stands out for its innovative approach to remodelling, preserving the historic qualities of the building and integrating them into a contemporary vision. The Grand will have 70 apartments, commercial spaces and a historic bar and brasserie, restored to their former glory, overlooking the sea.

THE CASAIS GROUP
COMPANIES INCLUDE
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BY ISCTE EXECUTIVE
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LEADING FIGURES
THE IMPORTANCE
AS A DRIVER OF
COUNTRY'S GROWTH

EUROPE BELGIUM THE FINAL STAGES THE GRAND



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HER CONTRIBUTIONS FROM
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CE OF INTERNATIONALISATION
F ECONOMIC GROWTH AND THE
OBAL PROJECTION.





FMC TALKS WITH JOSÉ DIONÍSIO AND JORGE BATISTA

May
2025
—
Braga,
Portugal

On 27 May, another edition of FMC Talks took place, this time with the participation of José Dionísio and Jorge Batista, Founders of Primavera BSS and founding members of the Primavera Foundation.

During the session, the speakers shared their journey of more than 30 years at the head of one of Portugal's leading management software companies, and discussed the strategic decisions that marked the growth of Primavera BSS until its integration into a global group.





MESTRE CASAIS FOUNDATION GRANTED PUBLIC UTILITY STATUS

The Mestre Casais Foundation has been honoured with Public Utility Status valid for ten years, granted by the Portuguese State through an order issued by the Secretary of State for the Presidency of the Council of Ministers.

Public Utility Status has been granted based on an assessment of the work carried out since 2021 and serves to underline the importance and social impact of the Foundation's work.



Fundação
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