

Challenging times

During these troubled times we are living in and after about two years of successive lockdowns, which reduced the sharing of knowledge and ideas, it is now time to get back to the world and learn, to watch different realities, basically, to get to win back the "world". It is currently so important to have "world". Listen to other professionals sharing other realities other than ours is very important in all wavebands of our economy, but, for all those who work with investments, this is not a necessity but rather an obligation. Sometimes, one must abandon the "bubble" we live and work in to "listen" what the World has to say, and in general, for those willing to listen, "he" has a lot to say.

With all this uncertainty and so many new acts and realities that we are experiencing, it is very important to stay "one step ahead" and try to foresee and anticipate the future. One must listen to the leading experts in the different areas, not only in real estate sector, but also in banking, financial markets and also major capital issuers, from single and multi-family offices to private equity firms, and to funds and investment companies, and pension funds, REIT's & SOCIMIS, etc.

I confess I am constantly amazed, specially when the facts and international instability threaten to overtake us at full speed and also considering that we are living in a national real estate sector mostly made of international alien capital, when I am at some of the major European or world real estate investment forums promoting our country virtually all by myself. In addition to our companies' need (bound to increase in the near future) to raise capital out of the country for their projects, it strikes me as essential to confront what may possible come by learning from our international peers while exchanging privileged information with those managing the capital we need for our country.

The APPII took part in the *Real Estate Investment Summit*, in Switzerland, which brings together some of the major players in European, American, Middle Eastern and Asian investment for a Get Together for top level reflection, sharing and networking.

The main subject was the eventual looming recession and how to be prepared for it. The mood is still optimistic, but the deep reflection and, naturally, also some concern regarding how to tackle this almost forgotten "monster"... was a clear warning. For some years now the banking professionals, financial market, wealth management, private equity firms, and family offices did not receive such a clear reflection message. One week after the alert from the G7 ministers of finance in Davos for the impending recession risk, this was the only possible item in the agenda of the real estate investors gathered in the Montreux forum, in Switzerland.

And how is the Russian invasion of Ukraine going to evolve? Are we going to enter into a new period of war in Europe or are we just at the threshold? Will it last? How is it going to impact the European economy and the primary issuer markets for Portugal? The attendance, largely made of senior players, showed to be aware of the long lasting effects of the war and that

would be expected by the beginning of this conflict. As the BlackRock senior CEO said in Davos, will this war be the end of globalization as we know it?

Of course there was still some time left to talk about inflation and interest rates raise. After all, how can we be prepared for some inflation impacts in some countries in Europe and in the world? In a first moment of recovery from the pandemic, there is actually a set of new difficulties threatening to compress the economies and affect the peoples' quality of life. All these issues lead us, even the more optimistic such as me, to reflect.

Perhaps I leave Switzerland with more questions than when I entered, but this is good, very good! It means that it made us think. There is nothing like be prepared and try to anticipate the future by learning "with the world" during these troubled times that we are living and that look like will stay for a bit longer.