

Member State application to host the EU Customs Authority (EUCA)

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Privacy statement

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Applicant Member State

* Member State

- | | | | |
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| <input type="radio"/> AT - Austria | <input type="radio"/> EE - Estonia | <input type="radio"/> IT - Italy | <input checked="" type="radio"/> PT - Portugal |
| <input type="radio"/> BE - Belgium | <input type="radio"/> FI - Finland | <input type="radio"/> LV - Latvia | <input type="radio"/> RO - Romania |
| <input type="radio"/> BG - Bulgaria | <input type="radio"/> FR - France | <input type="radio"/> LT - Lithuania | <input type="radio"/> SK - Slovakia |
| <input type="radio"/> HR - Croatia | <input type="radio"/> DE - Germany | <input type="radio"/> LU - Luxembourg | <input type="radio"/> SI - Slovenia |
| <input type="radio"/> CY - Cyprus | <input type="radio"/> EL - Greece | <input type="radio"/> MT - Malta | <input type="radio"/> ES - Spain |
| <input type="radio"/> CZ - Czechia | <input type="radio"/> HU - Hungary | <input type="radio"/> NL - Netherlands | <input type="radio"/> SE - Sweden |
| <input type="radio"/> DK - Denmark | <input type="radio"/> IE - Ireland | <input type="radio"/> PL - Poland | |

* Main contact person in charge

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* Email

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* Backup person in charge

[REDACTED]

* Email



'When selecting the location, the co-legislators have agreed that they will ensure that, given the nature of EUCA, the location enables the Authority to fully execute its tasks and powers, to recruit highly qualified and specialised staff and to offer adequate training opportunities.'

Description

2000 character(s) maximum

The city of Porto embodies PORTUGAL's tradition of openness and tolerance, standing out as an excellent hub for people from all over the world due to the city's modern infrastructure, offering excellent connectivity to Europe and the rest of the world.

Porto region is increasingly being recognized as a centre of industry, innovation, investment and tourism, offering ideal conditions not only for the effective operation of EUCA – the European Union Customs Authority – but also for a pleasant and safe life environment offered to the members of its staff and their families, including access to competitive educational and healthcare infrastructures.

The new headquarters of EUCA will be located at street Eng. Ferreira Dias, in a modern building in Porto, for the exclusive use of EUCA, equipped with all the technical requirements necessary for its full operation. Francisco Sá Carneiro Airport, in PORTO, handled 15 million passengers in 2024 and is expected to reach 17 million in 2025. It is a state-of-the-art facility that has received several international awards, only 15 km away from the city center and easily and quickly accessible by various means of transport.

In line with the standard provisions for the headquarters' agreements of EU decentralized agencies and the legal instruments signed with the 2 agencies already based in Portugal, namely, EMCDDA and EMSA, PORTUGAL will sign a headquarters agreement with EUCA, setting out the conditions offered to the latter, its staff and relatives, as described throughout this application.

PORTUGAL's strategic position and the long-established expertise of the Portuguese Tax and Customs Authority in controlling the external border of the EU, combined with the excellent conditions offered to EUCA, allows PORTO to meet the criteria approved by the European Council in October 2025, providing an ideal location for hosting this important European body.

CRITERION 1

'The date on which EUCA can become operational on site after the entry into force of the Regulation'

Building 1

Availability of the premises

Should there be more premises proposed, please see at the end of the survey.

1) Address of the proposed premises (Building 1)

"Viva Offices B" - Rua Eng. Ferreira Dias, 598, 4100-247 Porto

2) General description of the proposed premises

2500 character(s) maximum

Viva Offices B building, part of the Viva Offices complex, is reserved for the exclusive use of EUCA. It will serve as the main facility and will be available for fit-out from June 2027, with all costs covered by the Portuguese State.

Until then, Building A within the same complex is proposed as interim premises. It is immediately available for fit-out and offers the same technical specifications as Building B.

Viva Offices is a premium office development in Porto's Business District, one of the city's fastest-growing areas. Its strategic location ensures excellent connectivity to the airport and city centre, supported by strong public transport links and easy road access.

Two metro stations within a five-minute walk offer quick connections to Francisco Sá Carneiro Airport (17'), the city centre (10'), and Norteshopping (1'). The site also benefits from direct access to the A28 motorway and the VCI ring road, linking to the A1 towards Lisbon.

The complex occupies over 14,000 sq.m. and includes two office buildings—Viva Offices A (10 storeys) and Viva Offices B (5 storeys, allocated to EUCA from June 2027)—along with an underground parking level.

This next-generation development reflects high standards of construction quality, innovation - and sustainability, designed for medium and large national and multinational companies. Its contemporary architecture, by Broadway Malyan, follows rigorous sustainability criteria prioritising comfort, well-being, and user experience.

The project adheres to strict ESG standards and will hold LEED Platinum and WiredScore certifications. It also features more than 10,000 sq.m. of landscaped gardens and green areas, enhancing leisure space, biodiversity, and the local ecosystem.

The complex provides over 300 parking spaces, including electric vehicle charging and bicycle parking. Access is available 24/7 via the main lobby or parking level, secured through access control systems, barriers, and comprehensive monitoring procedures.

3) Timeline of the availability of the premises (before fit-out and necessary adaptation works)

1000 character(s) maximum

Date or estimated period.

The "Viva Offices B" will be available for fit-out in June 2027 (exclusive use of EUCA).

Until then, considering the phased occupancy described, it is proposed that a 1,115 sq.m. unit in Building A (Viva Offices) be used as an interim space. This unit is immediately available for fit-out and offers the same technical specifications as Building B, differing only in overall size (approximately 21,000 sqm) and in its multi-tenant configuration.

4) Estimated time needed for fit-out and adaptation works (expressed in months)

Please introduce only numbers.

3

Organisation of the premises

The size of the EUCA's premises should be at least 6.000 m² gross floor area above ground. The Commission proposal provided for a EUCA staff of 250 Full Time Equivalents. The final number of staff will depend on the outcome of the negotiations and may increase.

1) Total surface of the premises (expressed in m²)

Please introduce only numbers.

2) Staff capacity (expressed in maximum number of staff)

Please introduce only numbers.

3) Availability of a dedicated meeting room for the executive board (10-15 seats)

- ☒ Yes
☐ No

4) Availability of a dedicated Management Board room in the secure zone (60-70 seats + at least 30-40 seats in the back)

with a total surface of 240-280 sqm

- ☒ Yes
☐ No

5) Availability of 'secure room'

for treating classified information

- ☒ Yes
☐ No

5.1) Description of the security features of the 'secure room' (size and security measures applied)

1000 character(s) maximum

A "secure room" will be installed, and the delimitation of this space will be carried out with security elements, namely concrete walls and armored doors and its access restricted through specific access control; Its location can be chosen with the least exposure to the outside.

6) Availability of a medium-sized room (30-35 seats)

- ☒ Yes
- ☐ No

7) Availability of multiple small-sized rooms (10-15 seats)

- ☒ Yes
- ☐ No

7.1) If yes, how many?

15

8) Availability of state-of-the-art meeting and videoconference facilities in the meeting rooms

- ☒ Yes, in all of them
- ☐ Yes, in some of them
- ☐ No, in none of them

9) Availability of a lounge area for lunch and/or dinner catering

- ☒ Yes
- ☐ No

Specific technical requirements for Data Hub, data analysis, risk management and crisis management activities

10) Availability of a dedicated, secured and restricted area for 'data management' task (for at least 115 staff)

- ☒ Yes
- ☐ No

11) Availability of a 24/7 crisis response cell (situation room with capacity for 30 persons)

- ☒ Yes
- ☐ No

12) Availability of at least two (and ideally three) operational facilities (secure and isolated operational rooms)

- ☒ Yes
- ☐ No

12.1) If yes, how many operational analysis facilities are there?

- ☐ Two
- ☐ Three
- ☒ More

13) Availability of a call centre, incident management and service desk facilities in the secured and restricted area

- ☒ Yes
- ☐ No

14) Description of the availability and capacity of EU sovereign and highly available telecommunications and networking infrastructure with operational redundancy.

5000 character(s) maximum

The availability and capacity of EU sovereign and highly available telecommunications and networking infrastructure with operational redundancy depends, amongst others, on the **site resiliency, performance, site proximity to Optical Fiber Highways**, and **internet presence**.

- Indicators for site resiliency are: support multiple fiber entry routes, physical route diversity to enhance operational resilience, access to a broad ecosystem of Tier 1 & 2 carriers or local internet service providers, and power supply backup.
- Indicators for performance are: low-latency connectivity to major cloud providers and high-capacity and scalable bandwidth.
- Indicators for site proximity to Optical Fiber Highways are: proximity to major regional and international optical fiber routes and the support of high-capacity and scalable bandwidth.
- Indicators for internet presence is the location near an Internet Exchange Point.

“Viva Offices B” is equipped with a high-standard technological infrastructure, ensuring an exceptional level of digital security and connectivity.

Meeting strict requirements for reliability, supplier selection, tenant experience, future readiness, and security, Viva Offices is on track to achieve WiredScore certification, with an expected Gold rating.

This certification attests that the building features a best-in-class digital infrastructure, ready to meet the technological demands of the EUCA and its occupants.

The building offers robust connectivity capable of supporting high-bandwidth services, emerging technologies, and diverse user profiles.

“Viva Offices” also allows for multiple fibre optic providers, ensuring tenant choice, competitiveness, and redundancy in high-speed internet services.

The property has been designed with a resilient, redundant digital backbone, featuring diverse fibre entry

points, redundant cabling routes, secured telecommunications rooms, and separated conduits to eliminate connectivity failures and ensure uninterrupted service.

It should be noted that, in Portugal, fibre accesses (FTTH/B) already represent 67.4% of fixed internet accesses in Portugal, demonstrating that this is the dominant technology for fixed broadband, which is a good indication of the maturity of the network. In the nPerf report for 2024 (fixed calls), the national average for FTTH in download was 423.44 Mb/s, and in upload 189.61 Mb/s. The average latency for FTTH is quite low, at about 10.98 ms for one of the operators, for example. These speeds are quite good for intensive use, namely for streaming, remote work, and large downloads.

Some operators have already launched and made available in the city of Porto, fiber plans of up to 10 Gbps using XGS-PON technology. These are made by operators that have reached 50 Gbps in the laboratory, although this is not yet widespread commercial use. According to ANACOM (quoted by Tek Notícias), in the second quarter of 2025 around 93.1% of fixed broadband accesses have a speed ≥ 100 Mbps. It is also mentioned that more than 29% of fixed accesses are equal to or greater than 1 Gbps, which indicates that very fast fiber plans are being contracted by a significant part of users.

15) Description of the available cloud-based data storage network solutions.

1000 character(s) maximum

Portugal's high-performance connectivity makes the building fully compatible with cloud data storage. EUCA will be able to save, synchronise and back up files across devices using platforms that offer access control, security and collaboration tools.

Technically, object storage suits large unstructured data, block storage supports databases and virtual machines, and file storage enables sharing via standard protocols.

Backup and archiving solutions can also be used to ensure greater redundancy. Although the building does not provide proprietary cloud services, it offers a carrier-neutral, ITED-compliant infrastructure that allows each tenant to connect to and manage the cloud solutions of their choice.

This ensures a robust, flexible and fully compliant environment for any cloud-based requirements.

16) Internal archives capacity of the premises

- ☒ Yes
☐ No

16.1) Archives volume (expressed in m³)

Please introduce only numbers.

319

17) Number of parking spaces (inside and outside) - available for EUCA

Please introduce only numbers.

100

18) Number of bike parking spaces (inside and outside) - available for EUCA

50

19) Possibilities for extension of office space in its original premises or the nearby area

- ☒ Yes
- ☐ No

19.1) Surface for possible extensions (expressed in m²)

Please introduce only numbers.

21000

20) Are the premises EMAS verified?

The EU Eco-Management and Audit Scheme ([EMAS](#)) is a premium management instrument developed by the European Commission for companies and other organisations to evaluate, report, and improve their environmental performance.

- ☒ Yes
- ☐ No

21) Description of the premises' sustainability. If not EMAS certified, description of additional national/international sustainability certifications.

1000 character(s) maximum

“Viva Offices B” was designed with ESG (Environmental, Social and Governance) principles from the outset, minimising its environmental footprint and enhancing quality of life.

With construction now complete, the project is preparing to obtain LEED (Leadership in Energy and Environmental Design) certification, targeting a Platinum level. LEED, developed by the U.S. Green Building Council (USGBC), recognises buildings that excel in sustainability, energy efficiency, resource management and environmental quality.

“Viva Offices” incorporates technical features that meet these standards, including high-performance glazing with shading panels, LED lighting, a rainwater reuse system, smart energy monitoring and photovoltaic panels. It also promotes well-being through terraces, around 10,000 sq.m. of gardens and green areas, nearby services and retail options, EV charging, bicycle parking and flexible, collaborative spaces that enhance comfort and interaction.

22) Description of the general compliance with the [Manual of Standard Building Specifications](#) of the premises including for environmental, security and safety standards as well as for accessibility standards for people with disabilities

2000 character(s) maximum

Built to the highest standards of quality and designed to support corporate progress, “Viva Offices” fully complies with the applicable rules and guidelines established for buildings by the European Commission. The project addresses the key focus areas as follows:

- Energy efficiency and thermal and acoustic performance were guiding principles throughout the building's design and construction.
- Material quality, durability, and ease of maintenance were central to the selection of all construction materials.
- Mechanical and electrical systems — including HVAC, ventilation, lighting, security, automation, and

commissioning — comply with the latest innovations and with sustainability in mind.

- Interior spaces were designed to promote sustainable mobility, accessibility, and the well-being of all occupants.
- The building is fully compliant with both local and European regulations.
- The building's operation is prepared to monitor real performance after occupancy, including the measurement of energy and environmental behaviour, as well as the implementation of continuous improvement plans.

23) Description of the digital security and connectivity features with regard to physical and digital infrastructure, in particular those allowing EUCA to comply with relevant cybersecurity standards and legislation and for all core facilities to implement certified protocols for end-to-end encryption of data, enforce access controls and deploy advanced systems for continuous issue detection, timely reporting and effective response.

3000 character(s) maximum

The “Viva Offices B” has digital security and connectivity characteristics of the physical and digital infrastructure aimed at complying with high standards and cybersecurity legislation, including response to the various essential pillars.

The infrastructure enables end-to-end encryption, ensuring that data remains protected in transit and at rest with robust algorithms.

It also has strict access control systems that allow multi-factor authentication, identity management, privilege segregation, and audit logs.

The architecture and physical structure ensures access to data centers with redundancy, environmental control, surveillance, and restricted physical access.

Connectivity can also be ensured by segmented networks, state-of-the-art firewalls, secure VPNs, and traffic monitoring.

In addition, it is expected that advanced detection and response systems can be implemented for continuous monitoring, early identification of incidents, event correlation and automated response, as well as timely incident reporting procedures, secure backups, regular tests in accordance with standards such as ISO 27001, NIS2, GDPR that ensure legal and operational alignment.

24) Other

3000 character(s) maximum

For any other relevant information related to criterion 1.

Building B, part of Phase 2 of the “Viva Offices” development, offers 7,140 sq.m. of Gross Construction Area across five above-ground floors. It represents an exclusive, next-generation proposal built to the highest standards of construction, innovation, and sustainability - unique in the city of Porto - and is designed to accommodate medium and large national and multinational companies.

“Viva Offices” stands out as a contemporary architectural development, designed by Broadway Malyan, and defined by rigorous sustainability standards, where comfort, well-being, and user experience are absolute priorities. The offices are distributed over three floors, each with approximately 1,800 sq.m. and spacious terraces. The project offers multiple flexible layouts, adaptable to each client's needs and the latest hybrid and flexible work models.

The double-height lobby shares the ground floor with office spaces, covering a total of 1,575 sq.m. The rooftop floor, in addition to its technical area, includes an outdoor space available to all users, enhancing the distinctive experience offered by “Viva Offices”.

From its inception, the project has incorporated strict ESG criteria, standing out as one of its defining features and meeting the highest international standards through outstanding environmental and energy performance. The LEED Platinum certification process will be in line with Building A.

In parallel, the 10,000+ sq.m. of gardens and green areas provide multiple leisure and social interaction zones, contributing to the local ecosystem and biodiversity. The complex includes over 300 parking spaces, with dedicated areas for electric vehicle charging and bicycle parking, improving the quality of life for all users. Access to the building is available 24/7, either through the main lobby or the parking level, always secured by access control systems, security barriers, and monitoring and identification protocols.

The proposal for the EUCA headquarters envisions the full occupation of Building B, with a gross construction area of 7,140 sq.m. Developed over four floors, the EUCA headquarters can be organized with maximum spatial flexibility and controlled access between floors, depending on the program's requirements.

The office areas are designed as open-plan spaces, column-free, offering wide, adaptable layouts for various working models. Each workspace features a clear ceiling height of 3.6 m and raised technical flooring, enhancing flexibility and future adaptability. All units include private outdoor areas, either as balconies or continuous terraces, providing easily accessible exterior spaces for users. Each floor is equipped with sanitary facilities sized according to occupancy.

The single-tenant occupancy allows for the integration of all specific program areas, organized according to security and access levels, while also allowing future expansion or reconfiguration.

Financial terms

1) Description of the financial terms

2000 character(s) maximum

The rent on the present date amounts to €23/m²/month for the Office areas (7,140 m²), and €125/unit/month for the parking spaces (100 spaces). The rent update will be made according to the Indexation: consumer price index, measured in Portugal, as long as it is positive. No value added tax (VAT) will be charged on rents.

The value of the common costs will depend on the level of service desired by EUCA.

Currently, in "Viva Office A", the value is €3/m²/month + VAT applicable to the gross private area under use, and includes security, concierge, cleaning and maintenance of common areas.

The estimated cost of fitout amounts to between €1,000/m² and €1,500/m², plus VAT. The final value will depend on the layout, the defined finishes and the technical installations required. Only with the concrete project will it be possible to close a fixed amount for its execution.

2) Monthly rental cost (expressed in EUR)

Please introduce only numbers.

170470

3) Does the applicant Member State intend to cover the rent?

- ☒ Yes
- ☐ No

3.1) Will the applicant Member State cover the rent?

- ☒ Indefinitely

- ☐ For a given period of time

4) Monthly maintenance costs (expressed in EUR/m²)

Please introduce only numbers.

3

5) Does the applicant Member State intend to cover the maintenance costs?

- ☒ Yes
☐ No

5.1) Will the applicant Member State cover the maintenance costs?

- ☒ Indefinitely
☐ For a given period of time

6) Fit-out costs (expressed in EUR/m²)

Please introduce only numbers.

1500

7) Does the applicant Member State intend to cover the fit-out costs?

- ☒ Yes
☐ No

8) Does the applicant Member State intend to cover the cost of future upgrade and extension?

Please provide more information in the following question on the financial conditions of future upgrades and extensions.

- ☒ Yes
☐ No
☐ Depends

8.1) Financial conditions of future upgrades and extensions

1500 character(s) maximum

The conditions for future upgrades will be those in the market at the date of the upgrade.

9) Duration of the lease (expressed in years)

Please introduce only numbers.

20

10) Financial conditions of termination before the end of the lease

1000 character(s) maximum

Those that are established in the lease agreement, always in accordance with the applicable national and European legislation.

11) Other

1000 character(s) maximum

For any other relevant information related to this topic.

CRITERION 2

'Accessibility of the location'

Public transportation

1) Description of the access to air and rail transport linking the location with European capitals

2000 character(s) maximum

Porto's strategic location, complemented by its modern international airport and expanding high-speed rail connections, guarantees reliable access to Europe's main capitals.

Located around 15 km from the city centre, Francisco Sá Carneiro (OPO) is one of Portugal's main international gateways and a key hub for the northwest region of the Iberian Peninsula. The airport operates direct flights to over 100 destinations, including regular connections with major capitals such as Brussels, Paris, Madrid, London, Berlin, Rome, Amsterdam, and Luxembourg. It is served by many airlines, including TAP Air Portugal, Ryanair, EasyJet, KLM and Lufthansa, providing multiple daily frequencies and routes. There are also direct flights beyond Europe, including to the USA, and connections to the East via Turkish Airlines. The airport is set to expand its network with 10 new routes in Northern, Central and Eastern Europe, and North America.

The airport's modern infrastructure, efficient public transport (metro, bus, and taxi) and short transfer times ensure easy access to the city. Airports Council International has repeatedly ranked it among the best airports in the world in its category, and AirHelp rates it as the best airport in Portugal.

Porto is also well integrated into the national and trans-European rail network. The main railway stations

(Campanhã and São Bento) offer regular high-speed services connecting Porto with Lisbon in 3 hours, facilitating easy onward links to Madrid and other European destinations via Spain's high-speed rail network. The Campanhã Intermodal Terminal (TIC) is the largest intermodal facility in Porto and one of the most significant in the country. It connects urban bus services, national and international coach routes, the metro network, and provides direct access to one of the main railway stations in northern Portugal. Ongoing Trans-European Transport Network projects aim to further enhance high-speed rail connectivity with the rest of Europe.

2) Availability and types of public transport connections **from the closest international airport to the premises**

between 1 and 4 choices

- ☐ Train
- ☒ Metro
- ☐ Tram
- ☒ Bus

Frequency of **metro** connections (expressed in minutes)

15

Duration of **metro** connections (expressed in minutes)

33

Frequency of **bus** connections (expressed in minutes)

30

Duration of **bus** connections (expressed in minutes)

45

3) Availability and types of public transport connections **from the closest international/national train station or other transport hub to the premises**

between 1 and 4 choices

- ☐ Local train
- ☒ Metro
- ☐ Tram
- ☒ Bus

Frequency of **metro** connections (expressed in minutes)

Duration of **metro** connections (expressed in minutes)

Frequency of **bus** connections (expressed in minutes)

Duration of **bus** connections (expressed in minutes)

4) Other

1500 character(s) maximum

For any other relevant information related to this topic.

Connectivity within the city of Porto and its neighbouring municipalities is fully ensured. All transport services – including the metro network, the municipal urban bus network (STCP), and other metropolitan operators – efficiently provide continuous links across the Greater Porto area, guaranteeing seamless travel even during night-time hours. This night-time network comprises 12 lines operating every hour and includes services to the airport every 30 minutes between 03:00 and 06:00.

Accommodation facilities in the vicinity of the premises (within 3km)

1) Number of 3 star hotels in the vicinity of the premises

Please introduce only numbers.

2) Number of 4 star hotels in the vicinity of the premises

Please introduce only numbers.

3) Number of 5 star hotels in the vicinity of the premises

Please introduce only numbers.

4) Description of available facilities for events and conferences outside EUCA premises

1000 character(s) maximum

Porto offers a wide range of high-quality venues for conferences and institutional events. The Alfândega do Porto Congress Centre, voted Europe's Best Meetings & Conference Centre, provides over 36,000 m² and 22 rooms for up to 3,000 participants. The Super Bock Arena – Pavilhão Rosa Mota hosts up to 8,000 people in a modern, adaptable setting. Historic and cultural landmarks such as the Palácio da Bolsa, Serralves Foundation, Coliseu, Matadouro, and Rivoli Theatre combine architectural heritage with advanced technical facilities. Numerous university auditoriums, hotels, and business centres complement this offer, ensuring flexible, fully serviced spaces. Supported by the Municipality, the Porto Convention & Visitors Bureau and a robust hospitality sector with over 22,000 hotel beds, Porto guarantees the infrastructure and expertise required for high-level European meetings and conferences.

5) Other

500 character(s) maximum

For any other relevant information related to this topic.

Porto combines accessibility, heritage, and innovation, offering an ideal environment for European institutions. The city's strong academic and business ecosystem, together with its welcoming, multilingual community, reinforces Porto's capacity to host high-level European activities in a dynamic, sustainable, and inclusive urban setting. Supported by the Visit Porto and the Convention & Visitors Bureau, the city offers expert event coordination and promotes events within a vibrant atmosphere.

CRITERION 3

'Existence of adequate education facilities for the children of EUCA's staff'

1) Number of nurseries

Please introduce only numbers.

78

2) Language options offered by the nurseries

- | | | | |
|---|------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> Bulgarian | <input type="checkbox"/> Estonian | <input type="checkbox"/> Irish | <input checked="" type="checkbox"/> Portuguese |
| <input type="checkbox"/> Croatian | <input type="checkbox"/> Finnish | <input type="checkbox"/> Italian | <input type="checkbox"/> Romanian |
| <input type="checkbox"/> Czech | <input type="checkbox"/> French | <input type="checkbox"/> Latvian | <input type="checkbox"/> Slovak |
| <input type="checkbox"/> Danish | <input type="checkbox"/> German | <input type="checkbox"/> Lithuanian | <input type="checkbox"/> Slovenian |
| <input type="checkbox"/> Dutch | <input type="checkbox"/> Greek | <input type="checkbox"/> Maltese | <input type="checkbox"/> Spanish |
| <input checked="" type="checkbox"/> English | <input type="checkbox"/> Hungarian | <input type="checkbox"/> Polish | <input type="checkbox"/> Swedish |

3) Additional information concerning nurseries (names, location, capacity, language options offered, etc.)

2000 character(s) maximum

In the municipality of Porto, there are currently 3,225 nursery places distributed across 78 public, private- and social and solidarity sector providers.

Within 3 kilometers of the project site, there are 15 nurseries, including Escola Infantil A Flor (28 places), Associação Surpresa do Bebê (34 places), Centro Social Paroquial do Carvalhido (20), Chupetão – Educação Infantil Lda. (42), Colégio Espinheira Rio Lda. (42), Colégio Tickles Lda. (30), Colégio Casa do Cuco (55), Creche o PATATI (24), Jardim de Infância Oga Mitá (51), Jardim de Infância Acácio Gomes (58), Casa Nossa Senhora da Conceição (35), Creche “Os Ramaldinhos” (33), Centro Infantil Nova Aurora (40), Jardim de Infância Centro Bem-Estar Social de Nossa Senhora do Socorro (76)- and Centro Social de Fonte da Moura (35).

Among these, the “Os Ramaldinhos” nursery is located only 750 meters from the project site, offering a convenient childcare option within walking distance. Together, these facilities account for 603 childcare places, ensuring good availability of early education services in the immediate surroundings. Between 3.1 and 5 kilometers from the site, there are 27 additional nurseries, offering a further 1,119 places.

Portuguese is the primary language of instruction, while English is available in certain facilities. English is widely spoken and understood in Portugal, ensuring smooth communication for international families. Portugal ranks 6th globally in the 2024 Education First English Proficiency Index, with Porto itself achieving one of the highest scores in the country.

4.1) Availability and number of multilingual, European-oriented schooling (including European, European accredited and international schools)

2000 character(s) maximum

The city of Porto offers diverse multilingual and European-oriented educational opportunities through private international schools, public bilingual programmes, and additional language support initiatives.

Private schools include Lycée Français International de Porto (approximately 1,500 pupils), Deutsche Schule zu Porto (approximately 700 pupils), Oporto British School (approximately 576 pupils), CLIP – Colégio Luso-Internacional do Porto (approximately 1,000 pupils), and Colégio Júlio Dinis – Internacional School (around 400 pupils). These institutions follow European or international curricula such as the French Baccalauréat, German Abitur, British IGCSE, IB Diploma, and Cambridge AS/A-Level, promoting multilingual proficiency, European perspectives- and intercultural competence.

Public bilingual programmes include the Early Bilingual Education Project – Primary Schools (Portuguese-English), implemented by the Ministry of Education and the British Council. In Porto, António Nobre School Group – Monte Aventino Basic School (approximately 123 pupils) provides bilingual primary education emphasizing multilingualism and European-oriented learning.

Additionally, all public schools offer “Português Língua Não Materna” (PLNM) courses for students whose first language is not Portuguese. PLNM is not an international or bilingual programme, but a curricular track that develops Portuguese as a language of schooling and study, supporting academic inclusion and full participation in the regular curriculum.

Porto thus provides a rich and inclusive range of multilingual and European-focused education across both private and public sectors, fostering language skills, intercultural competence, and integration for all learners.

4.2) Language options offered by the European, European accredited and international schools

- | | | | |
|------------------------------------|--|-------------------------------------|--|
| <input type="checkbox"/> Bulgarian | <input type="checkbox"/> Estonian | <input type="checkbox"/> Irish | <input checked="" type="checkbox"/> Portuguese |
| <input type="checkbox"/> Croatian | <input type="checkbox"/> Finnish | <input type="checkbox"/> Italian | <input type="checkbox"/> Romanian |
| <input type="checkbox"/> Czech | <input checked="" type="checkbox"/> French | <input type="checkbox"/> Latvian | <input type="checkbox"/> Slovak |
| <input type="checkbox"/> Danish | <input checked="" type="checkbox"/> German | <input type="checkbox"/> Lithuanian | <input type="checkbox"/> Slovenian |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

☒ Dutch
 ☐ Greek
 ☐ Maltese
 ☐ Spanish
☒ English
 ☐ Hungarian
 ☐ Polish
 ☐ Swedish

4.3) Additional information concerning European, European accredited and international schools (names, location, capacity, language options offered, etc.)

5000 character(s) maximum

Private International Schools:

Porto hosts several private international schools offering multilingual, European-oriented education:

- Lycée Français International de Porto (French School). Capacity: approximately 1500 pupils. Languages: French (primary), with Portuguese, English, German or Spanish (the last two offered from 7th grade onward). Curriculum: French national programme with international standards, preparing students for the Baccalauréat and fostering multilingual competence, European perspectives, and intercultural awareness.
- Deutsche Schule zu Porto (German School). Capacity: approximately 700 pupils. Languages: German (primary), with Portuguese, English, and French. Curriculum: German national curriculum in an international context, preparing students for the Abitur, recognized by Portuguese universities and international higher education institutions. It focuses on multilingual skills and European-oriented education.
- Oporto British School. Capacity: approximately 576 pupils. Languages: English (primary), with Portuguese, French, and Spanish. Curriculum: British programme leading to the IGCSE and IB Diploma, recognized by Portuguese universities, promoting multilingual proficiency, a European outlook, and intercultural competence.
- CLIP – Colégio Luso-Internacional do Porto. Capacity: approximately 1,000 pupils. Languages: Portuguese and English (primary), with French, German, Spanish, and Chinese. Curriculum: British programme leading to IGCSE and IB Diploma, emphasizing multilingual skills and European-focused education.
- Colégio Júlio Dinis – Internacional School. The school offers two educational streams — national and international. Capacity: 2,400 pupils (including 400 in the international section). Languages: English (primary), with Portuguese, and Spanish. Curriculum: The international programme promotes European perspectives, multilingual proficiency, and intercultural competence, culminating in Cambridge IGCSE, AS, and A-Level examinations.

These private schools follow internationally recognised curricula such as the French Baccalauréat, German Abitur, British IGCSE, IB Diploma, and Cambridge AS/A-Level, promoting multilingual proficiency, European perspectives, and intercultural competence.

The proximity of these educational institutions represents a significant advantage for EUCA staff and their families. The Lycée Français International de Porto, Deutsche Schule zu Porto and CLIP – Colégio Luso-Internacional do Porto are located at a distance of less than 5 kilometres from the premises, offering easy daily access to high-quality international education. The remaining international schools are located at a distance of less than 10 kilometres, ensuring that families have access to a wide range of multilingual and European-oriented educational options nearby.

Public Bilingual Schools:

Porto also offers public bilingual programmes through the Early Bilingual Education Project – Primary Schools, implemented by the Portuguese Ministry of Education in partnership with the British Council Portugal. The project provides Portuguese–English bilingual education from the beginning of compulsory schooling:

- António Nobre School Group – Monte Aventino Basic School. Capacity: approximately 123 pupils. Portuguese–English bilingual programme for primary education, focusing on multilingual skills, European-oriented teaching, and intercultural competence. The school is located at a distance of less than 10 kilometres from the premises. Additionally, all public schools offer PLNM - Português Língua Não Materna (Portuguese as a Non-Native Language) for students whose first language is not Portuguese. PLNM is a curricular track (not international or bilingual) designed to help learners develop Portuguese as a language of schooling and as an object of study, ensuring full participation in the national curriculum, promoting academic inclusion, and supporting social integration. It complements both standard and bilingual education by enhancing language competence for non-

native speakers.

Overall, Porto provides a rich and diverse range of multilingual, European-oriented education across private and public sectors. Private international schools deliver globally recognized curricula, fostering multilingual skills, European perspectives, and intercultural competence. Public bilingual programmes and PLNM classes ensure that all students, including non-native speakers, have access to quality education and the linguistic support necessary to succeed academically and socially.

5) Number of higher education facilities (university level or equal)

Please introduce only numbers.

35

6) Language options offered by the higher education facilities

- | | | | |
|---|--|-------------------------------------|--|
| <input type="checkbox"/> Bulgarian | <input type="checkbox"/> Estonian | <input type="checkbox"/> Irish | <input checked="" type="checkbox"/> Portuguese |
| <input type="checkbox"/> Croatian | <input type="checkbox"/> Finnish | <input type="checkbox"/> Italian | <input type="checkbox"/> Romanian |
| <input type="checkbox"/> Czech | <input checked="" type="checkbox"/> French | <input type="checkbox"/> Latvian | <input type="checkbox"/> Slovak |
| <input type="checkbox"/> Danish | <input checked="" type="checkbox"/> German | <input type="checkbox"/> Lithuanian | <input type="checkbox"/> Slovenian |
| <input type="checkbox"/> Dutch | <input type="checkbox"/> Greek | <input type="checkbox"/> Maltese | <input checked="" type="checkbox"/> Spanish |
| <input checked="" type="checkbox"/> English | <input type="checkbox"/> Hungarian | <input type="checkbox"/> Polish | <input type="checkbox"/> Swedish |

7) Description of higher education facilities (Universities and academic disciplines)

2000 character(s) maximum

University of Porto (15): offers over 300 degree programs, in all fields of study, including 165 masters and 94 PhDs, across 15 faculties: Architecture; Fine Arts and Humanities; Sciences; Nutrition and Food Sciences; Sports; Law; Economics; Engineering; Pharmacy; Arts; Medicine; Dental Medicine; Psychology and Education Sciences; School of Medicine and Biomedical Sciences; Nursing School.

Porto Polytechnic Institute (8): 58 undergraduate courses, 77 master's programs. Schools of Engineering; Accounting and Administration; Education; Technology and Management; Health; Music and Performing Arts; Hospitality and Tourism; Media Arts and Design.

Private Universities/Polytechnic (12): Arts; Paula Frassinetti School of Education; Portuguese Catholic University; Fernando Pessoa University; UFP Health; Santa Maria Health; Porto Institute of Marketing and Administration; Institute of Administration and Management; Institute of Business and Tourism Sciences; Institute of Advanced Technologies of Porto; Lusíada University; Lusófona University; Portucalense University.

Academic disciplines: Arts; Architecture; Fine Arts; Agricultural Engineering; Artificial Intelligence and Data Science; Biochemistry; Bioinformatics; Biology; Chemistry; Engineering Physics; Environmental Sciences and Technology; Geology; Geospatial Engineering; Mathematics; Physics; Nutrition Sciences; Sports Sciences; Criminology; Law; Business Administration; Economics; Aerospace Engineering; Bioengineering; Chemical; Civil; Electrical and Computer; Environmental; Industrial Engineering and Management; Informatics and Computing; Mechanical; Mining and Geo-Environmental Engineering; Pharmaceutical Sciences; Communication; Geography; History; Languages and International Relations; Languages, Literatures and Cultures; Philosophy; Sociology; Digital Health and Biomedical Innovation; Medicine; Dental Medicine; Psychology and Education Science; Aquatic Sciences; Veterinary Medicine; Nursing, among others.

8) Other

500 character(s) maximum

For any other relevant information related to this topic.

Porto's higher education system is among the most diverse and comprehensive in Portugal, encompassing public and private universities, polytechnic institutes, and leading research centers with over 80,000 students. With a focus on internationalization through Erasmus+ programs, double degrees, and European research network, it stands as the main university and technological hub in northern Portugal. U. Porto ranks among the top 100 European and top 350 global universities for excellence.

CRITERION 4

'Appropriate access to the labour market, social security and medical care for both children and spouses'

1) Number of hospitals available in the vicinity of the premises

Please introduce only numbers.

16

2) Description of access to medical care (access to hospitals and other medical facilities, doctors, spoken languages, etc.)

2000 character(s) maximum

Access to healthcare is ensured by three main systems: National Health Service (SNS), private sector, and the social and solidarity system. Porto has a wide network of infrastructures providing both primary and specialized healthcare.

In the public system, users access care through health centers and hospitals, with the first contact usually made via a family doctor. Family doctor coverage in the city is high: in April 2025, the Northern region and Porto district recorded the country's highest rates, with over 97% of users having a family doctor. For non-urgent situations, the SNS 24 helpline is available, offering triage, advice, and guidance.

Private sector offers a vast network of hospitals and clinics, accessible through health insurance or direct payment. In the SNS, co-payments may apply for consultations and examinations, while in the private sector, costs vary depending on the services and insurance coverage.

Porto provides 16 hospitals: 6 public, 8 private, and 2 belonging to the social and solidarity sector. Among the public hospitals, São João and Santo António stand out as national reference centers, recognized for their clinical excellence and short response times for consultations and surgeries. Most of these hospitals (12) are located within 5 km of the premises.

Primary healthcare is provided by 45 functional units, mostly Family Health Units (USF), distributed across 18 buildings, serving about 300000 users. More than half of these facilities (27) are situated within 5 km of the proposed building.

Portuguese is the main language, but many facilities have English-speaking professionals. The SNS 24 helpline operates in Portuguese, English, and Portuguese Sign Language (LGP): text (webchat) service is available in Portuguese and English, and video calls in LGP. The SNS 24 psychological counselling line also offers support in English.

Porto's healthcare excellence is reflected in its Top-20 ranking for healthcare in the World's Best Cities 2026.

3) Description of access to medical care and social security for EUCA children and spouses not covered by the EU Staff Regulations (benefits, conditions, assistance, etc.)

2000 character(s) maximum

In Portugal, access to medical care and social security for EUCA children and spouses not covered by the EU Staff Regulations is guaranteed through national mechanisms, provided they have legal residence in the country.

National Health Service (SNS) ensures universal and mostly free healthcare for all legal residents. For citizens from other EU Member States, access to the SNS can be facilitated through the European Health Insurance Card for temporary stays. In cases of permanent residence, the S1 document issued by the country of origin allows registration with the Portuguese Social Security and full access to healthcare through a user number. To access health services, it is necessary to obtain this Health User Number, assigned upon presentation of personal identification, tax number, proof of address and valid residence permit. Once registered, beneficiaries can attend health centers for primary care and to public hospitals for specialized care, including emergencies, consultations and hospitalizations.

Regarding social security, family members of EUCA employees may benefit from the general Portuguese Social Security system, provided they are registered and legally reside in the country. Registration with a Social Security Identification Number (NISS) allows access to benefits such as family allowances, parental leave, sickness protection and pensions. Coordination between the social security systems of EU Member States is regulated by European regulations No. 883/2004 and No. 987/2009, which guarantee equal treatment and portability of social rights between countries.

Portugal offers an inclusive and structured system that allows access to medical care and social protection for family members of European employees, provided they meet the legal requirements for residency and registration. In particular, the city of Porto has a robust network of health units and social services that ensure an effective and comprehensive response to the needs of these citizens.

4) Situation of the national labour market and its capacity to offer international job opportunities (number and capacity of international companies acting in the region) for children and spouses of EUCA staff

2000 character(s) maximum

Porto is characterised by a dynamic and internationally oriented economy offering favourable conditions for foreign professionals.

The local labour market benefits from a highly qualified talent pool, underpinned by 35 higher education institutions and a strong research and innovation infrastructure. Around 58% of Porto's residents aged 30-34 hold a higher education degree – well above the national average – contributing to a skilled, internationally minded workforce. The concentration of universities and research centres, together with an ecosystem of start-ups and shared service centres, sustains a flow of opportunities in business, IT, engineering and creative industries.

In recent years, Porto has consolidated its position as one of Portugal's main destinations for foreign direct investment, attracting around €5.2 billion and creating over 30,000 jobs between 2015 and 2024. A study under the "Porto Leading Investors" programme shows that 43 of the main international investor companies in the region created about 25,700 jobs and generated an economic impact of about €2.07 billion. Porto's recognition as the "Best European City for FDI Strategy" by fDi Intelligence confirms its competitiveness and international appeal. The region's corporate ecosystem now includes major multinational and technology-driven firms such as Natixis, Euronext, Volkswagen Digital Solutions and Dachser.

Linguistic competence is another significant advantage. Portugal ranks 6th globally in the 2024 Education First

English Proficiency Index, with Porto achieving one of the highest scores nationally. English is widely spoken and used professionally, substantially reducing barriers for international employees and their families to integrate into the job market.

Overall, Porto offers a diverse and globally connected labour market, providing solid opportunities for EUCA staff's families, supported by strong foreign investment, high education standards, and excellent English proficiency.

5) Availability of services assisting expatriates and foreign nationals in seeking jobs

2000 character(s) maximum

Porto offers a large set of services supporting expatriates and foreign nationals in their social and professional integration, combining municipal programmes, institutional support and digital tools for employability.

A key initiative is Porto_4_All, which promotes migrant inclusion through Portuguese and English language courses, workshops, mentoring, and networking with local employers, providing practical pathways into the regional labour market.

Municipality also operates Talent, Evolve, Retain & Attract, a talent development and employability platform offering personalised career guidance, skills workshops and recruitment events such as Speed Recruitment, fostering direct contact between candidates and companies. It also provides information on job offers from local companies.

Municipal Talent Observatory provides labour market insights for the city and the North region, and this is complemented by free career management services for those wishing to work and develop skills in Porto.

National institutions complement these services (e.g. Agency for Integration, Migration and Asylum – AIMA, Institute for Employment and Vocational Training – IEFP), while civil society organisations also play a key role (e.g. SEIVA – Association at the Service of Life, Espaço t, Porto Solidário 20, KALINA – Association of Eastern Immigrants). The University of Porto and other institutions contribute through career services, networking, and fairs.

InvestPorto's B2B Marketplace connects international professionals with companies based in the city, providing access to soft-landing services and facilitating professional matching.

Through the Digital Nomads Porto project, expatriates and foreign nationals can discover what makes the city a friendly destination and join a growing and inclusive community.

To sum up, Porto offers a structured and international ecosystem that supports expatriates with multiple entry points to information, guidance, and employment opportunities.

6) Other

500 character(s) maximum

For any other relevant information related to this topic.

'Geographical balance'

Description

2000 character(s) maximum

The principle of geographical balance is essential to ensuring a fair and inclusive representation across all regions of the EU. It aims to prevent a disproportionate concentration of opportunities or resources in specific areas, thereby promoting diversity and untap all the potential of our Union. By selecting Porto, this principle is fulfilled whilst guaranteeing efficiency and efficacy – in effect, Porto's unique features enhance operational performance while advancing cohesion objectives in line with Article 174 TFEU.

Porto offers strategic advantages, including its location within the Atlantic corridor and Portugal's privileged position at the crossroads of Europe, Africa, and the Americas. This geostrategic relevance enhances the EU's capacity to manage external borders and facilitate international trade, supported by Portugal's 2,500 km of EU external border and its leadership in customs policy and its ongoing reform.

Porto combines historical significance with modern innovation. A UNESCO World Heritage Site with a customs legacy dating back to the 14th century, it now stands as a leading European innovation hub, supported by skilled talent, top universities, and a strong R&D network. Its robust transport and digital infrastructure, coupled with Portugal's advanced public sector digitalization and recognized excellence in customs modernization, ensures operational efficiency and security.

Choosing Porto contributes to balanced territorial development and reinforces the EU's cohesion goals. It offers a cost-efficient, stable environment conducive to the effective functioning of EU institutions, while providing a high quality of life in a city known for its cultural vibrancy, safety, and connectivity not only to the rest of the Union, but also to the world. Hosting the EUCA in Porto will project EUCA into the future, enabling its development where European identity, progress, and innovation converge.

Any benefits granted in addition to [Protocol 7](#)

1) Does the applicant Member State offer additional privileges?

- ☒ Yes
- ☐ No

1.1) If yes, which ones?

1000 character(s) maximum

EUCA and its staff will benefit from tax and customs advantages, including exemption from national taxation on salaries, visa and permit fees as well as administrative charges.

They may also import furniture, personal belongings, and vehicles from their country of residence or origin without duties. Additional exemptions cover taxes or fees on acquiring or leasing property, as well as on goods and services over €100, and on the consumption of electricity, gas, or fuel.

Portugal also offers a 20% flat personal income tax rate for ten years to residents engaged in high value-added activities defined by law.

Families relocating to Porto enjoy further benefits, such as free public transport for youth under 23, discounted access to cultural, sports, and leisure facilities, universal healthcare through the National Health Service, special conditions in international schools, and dedicated municipal services supporting international family integration.

Headquarters Agreement

* Applicant Member State's commitment to confirming the conditions included in the application in a future headquarters agreement with EUCA

- ☒ Yes
- ☐ No

Do you propose other premises **(2)**?

Please fill in the survey concerning premises 2 - only for criteria 1 and 2.

- ☒ Yes
- ☐ No

CRITERION 1

'The date on which EUCA can become operational on site after the entry into force of the Regulation'

Building 2

Availability of the premises

Should there be more premises proposed, please see at the end of the survey.

1) Address of the proposed premises (Building 2)

"Viva Offices A" - Rua Eng. Ferreira Dias, 598, 4100-247 Porto

2) General description of the proposed premises

2500 character(s) maximum

The "Viva Offices A" building, part of the Viva Offices complex, will serve as EUCA's temporary headquarters between 2026 and June 2027 while Viva Offices B is under construction. Located in Porto's Business District, one of the city's most dynamic and fast-growing areas, the complex offers a prime location with excellent connectivity to the airport, city centre, and major road networks.

Two metro stations within a 5-minute walk ensure rapid access to Francisco Sá Carneiro Airport (17 minutes), the city centre (10 minutes), and Norteshopping (1 minute). These destinations are also quickly reachable by car through the A28 motorway and the VCI ring road, connecting to the A1 towards Lisbon.

Set on a plot of over 14,000 sq.m., the development comprises two office buildings — one with 10 floors and another with 5 — and an underground parking level. It is a next-generation office project designed for medium and large national and multinational companies, distinguished by high construction quality, innovation, and sustainability. Its contemporary architecture, by Broadway Malyan, prioritises comfort, well-being, and user experience, and follows rigorous sustainability standards.

The project has been guided from the outset by ESG criteria, ensuring top environmental and energy performance and compliance with leading international certifications. The building will achieve LEED Platinum and WiredScore certification. The complex also features more than 10,000 sq.m of landscaped gardens and

green areas, offering leisure and social spaces while supporting the local ecosystem and biodiversity. With over 300 parking spaces, including electric vehicle charging stations and bicycle parking, the complex promotes sustainable mobility and improved quality of life. Access is available 24/7 through the main lobby or parking level, both secured by access control systems, security barriers, and comprehensive monitoring and identification procedures.

3) Timeline of the availability of the premises (before fit-out and necessary adaptation works)

1000 character(s) maximum

Date or estimated period.

The building is available for fit out.

4) Estimated time needed for fit-out and adaptation works (expressed in months)

Please introduce only numbers.

4

Organisation of the premises

The size of the EUCA's premises should be at least 6.000 m² gross floor area above ground. The Commission proposal provided for a EUCA staff of 250 Full Time Equivalents. The final number of staff will depend on the outcome of the negotiations and may increase.

1) Total surface of the premises (expressed in m²)

Please introduce only numbers.

1115

2) Staff capacity (expressed in maximum number of staff)

Please introduce only numbers.

80

3) Availability of a dedicated meeting room for the executive board (10-15 seats)

☒ Yes

☐ No

4) Availability of a dedicated Management Board room in the secure zone (60-70 seats + at least 30-40 seats in the back)

with a total surface of 240-280 sqm

- ☒ Yes
☐ No

5) Availability of 'secure room'

for treating classified information

- ☒ Yes
☐ No

5.1) Description of the security features of the 'secure room' (size and security measures applied)

1000 character(s) maximum

A "secure room" will be installed, and the delimitation of this space will be carried out with security elements, namely concrete walls and armored doors and its access restricted through specific access control; Its location can be chosen with the least exposure to the outside.

6) Availability of a medium-sized room (30-35 seats)

- ☒ Yes
☐ No

7) Availability of multiple small-sized rooms (10-15 seats)

- ☒ Yes
☐ No

7.1) If yes, how many?

3

8) Availability of state-of-the-art meeting and videoconference facilities in the meeting rooms

- ☒ Yes, in all of them
☐ Yes, in some of them
☐ No, in none of them

9) Availability of a lounge area for lunch and/or dinner catering

- ☒ Yes
- ☐ No

Specific technical requirements for Data Hub, data analysis, risk management and crisis management activities

10) Availability of a dedicated, secured and restricted area for 'data management' task (for at least 115 staff)

- ☒ Yes
- ☐ No

11) Availability of a 24/7 crisis response cell (situation room with capacity for 30 persons)

- ☒ Yes
- ☐ No

12) Availability of at least two (and ideally three) operational facilities (secure and isolated operational rooms)

- ☒ Yes
- ☐ No

12.1) If yes, how many operational analysis facilities are there?

- ☐ Two
- ☐ Three
- ☒ More

13) Availability of a call centre, incident management and service desk facilities in the secured and restricted area

- ☒ Yes
- ☐ No

14) Description of the availability and capacity of EU sovereign and highly available telecommunications and networking infrastructure with operational redundancy.

5000 character(s) maximum

The availability and capacity of EU sovereign and highly available telecommunications and networking infrastructure with operational redundancy depends, amongst others, on the **site resiliency, performance, site proximity to Optical Fiber Highways**, and **internet presence**.

- Indicators for site resiliency are: support multiple fiber entry routes, physical route diversity to enhance operational resilience, access to a broad ecosystem of Tier 1 & 2 carriers or local internet service providers, and power supply backup.
- Indicators for performance are: low-latency connectivity to major cloud providers and high-capacity and scalable bandwidth.
- Indicators for site proximity to Optical Fiber Highways are: proximity to major regional and international optical fiber routes and the support of high-capacity and scalable bandwidth.
- Indicators for internet presence is the location near an Internet Exchange Point.

“Viva Offices A” is equipped with a high-standard technological infrastructure, ensuring an exceptional level of digital security and connectivity.

Meeting strict requirements for reliability, supplier selection, tenant experience, future readiness, and security, “Viva Offices” is on track to achieve WiredScore certification, with an expected Gold rating.

This certification attests that the building features a best-in-class digital infrastructure, ready to meet the technological demands of the EUCA and its occupants.

The building offers robust connectivity capable of supporting high-bandwidth services, emerging technologies, and diverse user profiles.

“Viva Offices” also allows for multiple fibre optic providers, ensuring tenant choice, competitiveness, and redundancy in high-speed internet services.

The property has been designed with a resilient, redundant digital backbone, featuring diverse fibre entry points, redundant cabling routes, secured telecommunications rooms, and separated conduits to eliminate connectivity failures and ensure uninterrupted service.

It should be noted that, in Portugal, fibre accesses (FTTH/B) already represent 67.4% of fixed internet accesses in Portugal, demonstrating that this is the dominant technology for fixed broadband, which is a good indication of the maturity of the network. In the report for 2024 (fixed calls), the national average for FTTH in download was 423.44 Mb/s, and in upload at 189.61 Mb/s. The average latency for FTTH is quite low, at about 10.98 ms for one of the operators, for example. These speeds are quite good for intensive use, namely for streaming, remote work, and large downloads.

There are operators that have already launched and made available in the city of Porto, fiber plans of up to 10 Gbps using XGS-PON technology. These are made by operators that have reached 50 Gbps in the laboratory, although this is not yet widespread commercial use. According to ANACOM (quoted by Tek Notícias), in the second quarter of 2025 around 93.1% of fixed broadband accesses have a speed ≥ 100 Mbps. It is also mentioned that more than 29% of fixed accesses are equal to or greater than 1 Gbps, which indicates that very fast fiber plans are being contracted by a significant part of users.

15) Description of the available cloud-based data storage network solutions.

1000 character(s) maximum

The building's technological base is perfectly compatible with cloud data storage, given that the connections and network speeds in Portugal are very good.

EUCA as an end-user will be able to save and synchronize files between devices and make backups on various platforms.

These platforms may have access control, advanced security and collaboration mechanisms.

On the technical side, object storage is ideal for large volumes of unstructured data, block storage is for databases and virtual machines, and file storage offers sharing via protocols.

There is also the possibility of adopting backup and archive solutions focused on retention and recovery, which can ensure higher levels of redundancy.

16) Internal archives capacity of the premises

- ☒ Yes
☐ No

16.1) Archives volume (expressed in m³)

Please introduce only numbers.

90

17) Number of parking spaces (inside and outside) - available for EUCA

Please introduce only numbers.

15

18) Number of bike parking spaces (inside and outside) - available for EUCA

10

19) Possibilities for extension of office space in its original premises or the nearby area

- ☒ Yes
☐ No

19.1) Surface for possible extensions (expressed in m²)

Please introduce only numbers.

21000

20) Are the premises EMAS verified?

The EU Eco-Management and Audit Scheme ([EMAS](#)) is a premium management instrument developed by the European Commission for companies and other organisations to evaluate, report, and improve their environmental performance.

- ☒ Yes
☐ No

21) Description of the premises' sustainability. If not EMAS certified, description of additional national/international sustainability certifications.

1000 character(s) maximum

“Viva Offices” was designed with ESG (Environmental, Social and Governance) principles from the outset, minimising its environmental footprint and enhancing quality of life.

With construction now complete, the project is preparing to obtain LEED (Leadership in Energy and Environmental Design) certification, targeting a Platinum level. LEED, developed by the U.S. Green Building Council (USGBC), recognises buildings that excel in sustainability, energy efficiency, resource management and environmental quality.

Viva Offices incorporates technical features that meet these standards, including high-performance glazing with shading panels, LED lighting, a rainwater reuse system, smart energy monitoring and photovoltaic panels. It also promotes well-being through terraces, around 10,000 sq.m. of gardens and green areas, nearby services and retail options, EV charging, bicycle parking and flexible, collaborative spaces that enhance comfort and interaction.

22) Description of the general compliance with the [Manual of Standard Building Specifications](#) of the premises including for environmental, security and safety standards as well as for accessibility standards for people with disabilities

2000 character(s) maximum

Built to the highest standards of quality and designed to support corporate progress, “Viva Offices” fully complies with the applicable rules and guidelines established for buildings by the European Commission. The project addresses the key focus areas as follows:

- Energy efficiency and thermal and acoustic performance were guiding principles throughout the building’s design and construction.
- Material quality, durability, and ease of maintenance were central to the selection of all construction materials.
- Mechanical and electrical systems — including HVAC, ventilation, lighting, security, automation, and commissioning — comply with the latest innovations and with sustainability in mind.
- Interior spaces were designed to promote sustainable mobility, accessibility, and the well-being of all occupants.
- The building is fully compliant with both local and European regulations.
- The building’s operation is prepared to monitor real performance after occupancy, including the measurement of energy and environmental behaviour, as well as the implementation of continuous improvement plans.

23) Description of the digital security and connectivity features with regard to physical and digital infrastructure, in particular those allowing EUCA to comply with relevant cybersecurity standards and legislation and for all core facilities to implement certified protocols for end-to-end encryption of data, enforce access controls and deploy advanced systems for continuous issue detection, timely reporting and effective response.

3000 character(s) maximum

The building has digital security and connectivity characteristics of the physical and digital infrastructure aimed at complying with high standards and cybersecurity legislation, including response to the various essential pillars.

The infrastructure enables end-to-end encryption, ensuring that data remains protected in transit and at rest with robust algorithms.

It also has strict access control systems that allow multi-factor authentication, identity management, privilege segregation, and audit logs.

The architecture and physical structure ensures access to data centers with redundancy, environmental control, surveillance, and restricted physical access.

Connectivity can also be ensured by segmented networks, state-of-the-art firewalls, secure VPNs, and traffic monitoring.

In addition, it is expected that advanced detection and response systems can be implemented for continuous monitoring, early identification of incidents, event correlation and automated response, as well as timely incident reporting procedures, secure backups, regular tests in accordance with standards such as ISO 27001, NIS2, GDPR that ensure legal and operational alignment.

24) Other

3000 character(s) maximum

For any other relevant information related to criterion 1.

Financial terms

1) Description of the financial terms

2000 character(s) maximum

The rent on the present date amounts to €23/m2/month for the Office areas (1,115 m2) and €125/unit/month for the parking spaces (10 spaces). The rent update will be made according to the Indexation: consumer price index, measured in Portugal, as long as it is positive. No value added tax will be charged on rents.

The cost of the common costs will depend on the level of service desired by EUCA.

2) Monthly rental cost (expressed in EUR)

Please introduce only numbers.

26896

3) Does the applicant Member State intend to cover the rent?

- ☒ Yes
- ☐ No

3.1) Will the applicant Member State cover the rent?

- ☒ Indefinitely
- ☐ For a given period of time

4) Monthly maintenance costs (expressed in EUR/m²)

Please introduce only numbers.

3

5) Does the applicant Member State intend to cover the maintenance costs?

- ☒ Yes
☐ No

5.1) Will the applicant Member State cover the maintenance costs?

- ☒ Indefinitely
☐ For a given period of time

6) Fit-out costs (expressed in EUR/m²)

Please introduce only numbers.

1500

7) Does the applicant Member State intend to cover the fit-out costs?

- ☒ Yes
☐ No

8) Does the applicant Member State intend to cover the cost of future upgrade and extension?

Please provide more information in the following question on the financial conditions of future upgrades and extensions.

- ☒ Yes
☐ No
☐ Depends

8.1) Financial conditions of future upgrades and extensions

1500 character(s) maximum

The conditions for future upgrades will be those in the market at the date of the upgrade.

9) Duration of the lease (expressed in years)

Please introduce only numbers.

10) Financial conditions of termination before the end of the lease

1000 character(s) maximum

Those that are established in the lease agreement, always in accordance with the applicable national and European legislation.

11) Other

1000 character(s) maximum

For any other relevant information related to this topic.

CRITERION 2

'Accessibility of the location'

Public transportation

1) Description of the access to air and rail transport linking the location with European capitals

2000 character(s) maximum

Porto's strategic location, complemented by its modern international airport and expanding high-speed rail connections, guarantees reliable access to Europe's main capitals.

Located around 15 km from the city centre, Francisco Sá Carneiro (OPO) is one of Portugal's main international gateways and a key hub for the northwest region of the Iberian Peninsula. The airport operates direct flights to over 100 destinations, including regular connections with major capitals such as Brussels, Paris, Madrid, London, Berlin, Rome, Amsterdam, and Luxembourg. It is served by many airlines, including TAP Air Portugal, Ryanair, EasyJet, KLM and Lufthansa, providing multiple daily frequencies and routes. There are also direct flights beyond Europe, including to the USA, and connections to the East via Turkish Airlines. The airport is set to expand its network with 10 new routes in Northern, Central and Eastern Europe, and North America.

The airport's modern infrastructure, efficient public transport (metro, bus, and taxi) and short transfer times ensure easy access to the city. Airports Council International has repeatedly ranked it among the best airports in the world in its category, and AirHelp rates it as the best airport in Portugal.

Porto is also well integrated into the national and trans-European rail network. The main railway stations (Campanhã and São Bento) offer regular high-speed services connecting Porto with Lisbon in 3 hours, facilitating easy onward links to Madrid and other European destinations via Spain's high-speed rail network.

The Campanhã Intermodal Terminal (TIC) is the largest intermodal facility in Porto and one of the most significant in the country. It connects urban bus services, national and international coach routes, the metro network, and provides direct access to one of the main railway stations in northern Portugal. Ongoing Trans-European Transport Network projects aim to further enhance high-speed rail connectivity with the rest of Europe.

2) Availability and types of public transport connections **from the closest international airport to the premises**

between 1 and 4 choices

- ☐ Train
- ☒ Metro
- ☐ Tram
- ☒ Bus

Frequency of **metro** connections (expressed in minutes)

15

Duration of **metro** connections (expressed in minutes)

33

Frequency of **bus** connections (expressed in minutes)

30

Duration of **bus** connections (expressed in minutes)

45

3) Availability and types of public transport connections **from the closest international/national train station or other transport hub to the premises**

between 1 and 4 choices

- ☐ Local train
- ☒ Metro
- ☐ Tram
- ☒ Bus

Frequency of **metro** connections (expressed in minutes)

3

Duration of **metro** connections (expressed in minutes)

22

Frequency of **bus** connections (expressed in minutes)

23

Duration of **bus** connections (expressed in minutes)

43

4) Other

1500 character(s) maximum

For any other relevant information related to this topic.

Connectivity within the city of Porto and its neighbouring municipalities is fully ensured. All transport services – including the metro network, the municipal urban bus network (STCP), and other metropolitan operators – efficiently provide continuous links across the Greater Porto area, guaranteeing seamless travel even during night-time hours. This night-time network comprises 12 lines operating every hour and includes services to the airport every 30 minutes between 03:00 and 06:00.

Accommodation facilities in the vicinity of the premises (within 3km)

1) Number of 3 star hotels in the vicinity of the premises

Please introduce only numbers.

7

2) Number of 4 star hotels in the vicinity of the premises

Please introduce only numbers.

10

3) Number of 5 star hotels in the vicinity of the premises

Please introduce only numbers.

5

4) Description of available facilities for events and conferences outside EUCA premises

1000 character(s) maximum

Porto offers a wide range of high-quality venues for conferences and institutional events. The Alfândega do Porto Congress Centre, voted Europe's Best Meetings & Conference Centre, provides over 36,000 m² and 22 rooms for up to 3,000 participants. The Super Bock Arena – Pavilhão Rosa Mota hosts up to 8,000 people in a

modern, adaptable setting. Historic and cultural landmarks such as the Palácio da Bolsa, Serralves Foundation, Coliseu, Matadouro, and Rivoli Theatre combine architectural heritage with advanced technical facilities. Numerous university auditoriums, hotels, and business centres complement this offer, ensuring flexible, fully serviced spaces. Supported by the Municipality, the Porto Convention & Visitors Bureau and a robust hospitality sector with over 22,000 hotel beds, Porto guarantees the infrastructure and expertise required for high-level European meetings and conferences.

5) Other

500 character(s) maximum

For any other relevant information related to this topic.

Porto combines accessibility, heritage, and innovation, offering an ideal environment for European institutions. The city's strong academic and business ecosystem, together with its welcoming, multilingual community, reinforces Porto's capacity to host high-level European activities in a dynamic, sustainable, and inclusive urban setting. Supported by the Visit Porto and the Convention & Visitors Bureau, the city offers expert event coordination and promotes events within a vibrant atmosphere.

Do you propose other premises **(3)**?

Please fill in the survey concerning premises 2 - only for criteria 1 and 2.

- ☐ Yes
- ☒ No

Background Documents

Questions Answers

Contact

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