

YoY  
Chg12-Mo.  
Forecast**9.0%**

Vacancy Rate

**-10,801**

Net Absorption, (SQM)Q2-2020

**\$17.5**

Asking Rent, (USD/Sqm/Month)

ECONOMIC INDICATORS  
Q2 2020YoY  
Chg12-Mo.  
Forecast**21.4% \***Unemployment  
Rate**-7.6% \*\***

GDP Variation

**2.9% \*\*\***

Inflation Index



Source:

(\*) May 2020 DANE

(\*\*) Forecast BBVA Research T2 2020

(\*\*\*) 12 months -May 2020

## MARKET OUTLOOK

During the second quarter of the year, -spent entirely in quarantine and with most of the economic activities interrupted- a slight decrease in the average asking rent was reflected compared to the previous quarter, as well as a moderate increase in the available surface and the vacancy. The delivery of new buildings into the market was restricted by the situation; however, one Premium building started operating in the Chico submarket.

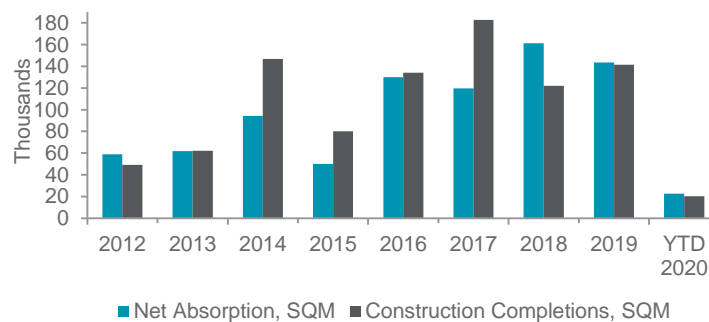
## SUPPLY / DEMAND:

The first semester of the year concluded with a vacancy that increased from 7.7% in Q1 to 9% in Q2. 50% of the new available surface (21,020 sq.m) belongs to the Class A building that entered the market and that has not been yet physically occupied by its future tenants. Net absorption for the quarter was negative, largely caused by the slowdown of the economy originated by the pandemic. This situation also affected the rental price, which fell 3% compared to the previous quarter. It is worth to highlight the fact that the vacancy is still controlled despite the circumstances and although the increase in inventory of 10,230 sq.m.

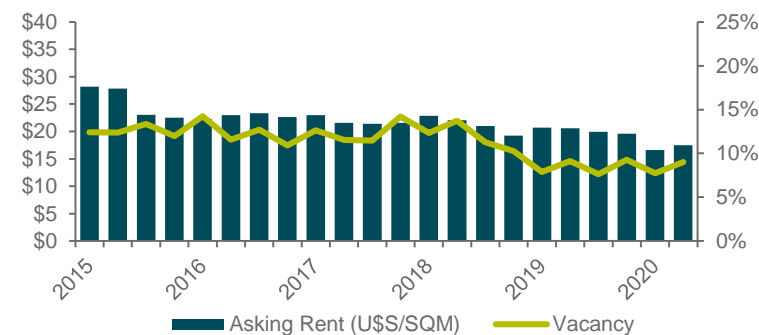
## PRICING:

The average asking rent per sq.m decreased 3% in local currency compared to the previous quarter and 1% YoY, which is positive given the situation. From the eight sub-markets, most of them registered price decreases in local currency, especially Av. Chile -8% and Nogal Andino -9%. This, reflecting the expected decrease in the demand for spaces under current circumstances. Given this, some owners have tried to improve the price conditions of some of their properties. The Colombian peso has suffered devaluation in the past months, which explains the lower asking rent in dollars.

## SPACE DEMAND / DELIVERIES



## OVERALL VACANCY &amp; ASKING RENT





## ECONOMIC OUTLOOK

The Colombian economy grew 1.1% in the first quarter of 2020, being in an ascending phase of its economic cycle. The level of employment had been improving since December 2019, however in May it closed at 21.4%. Inflation is under control. In April the country officially entered the OCDE.

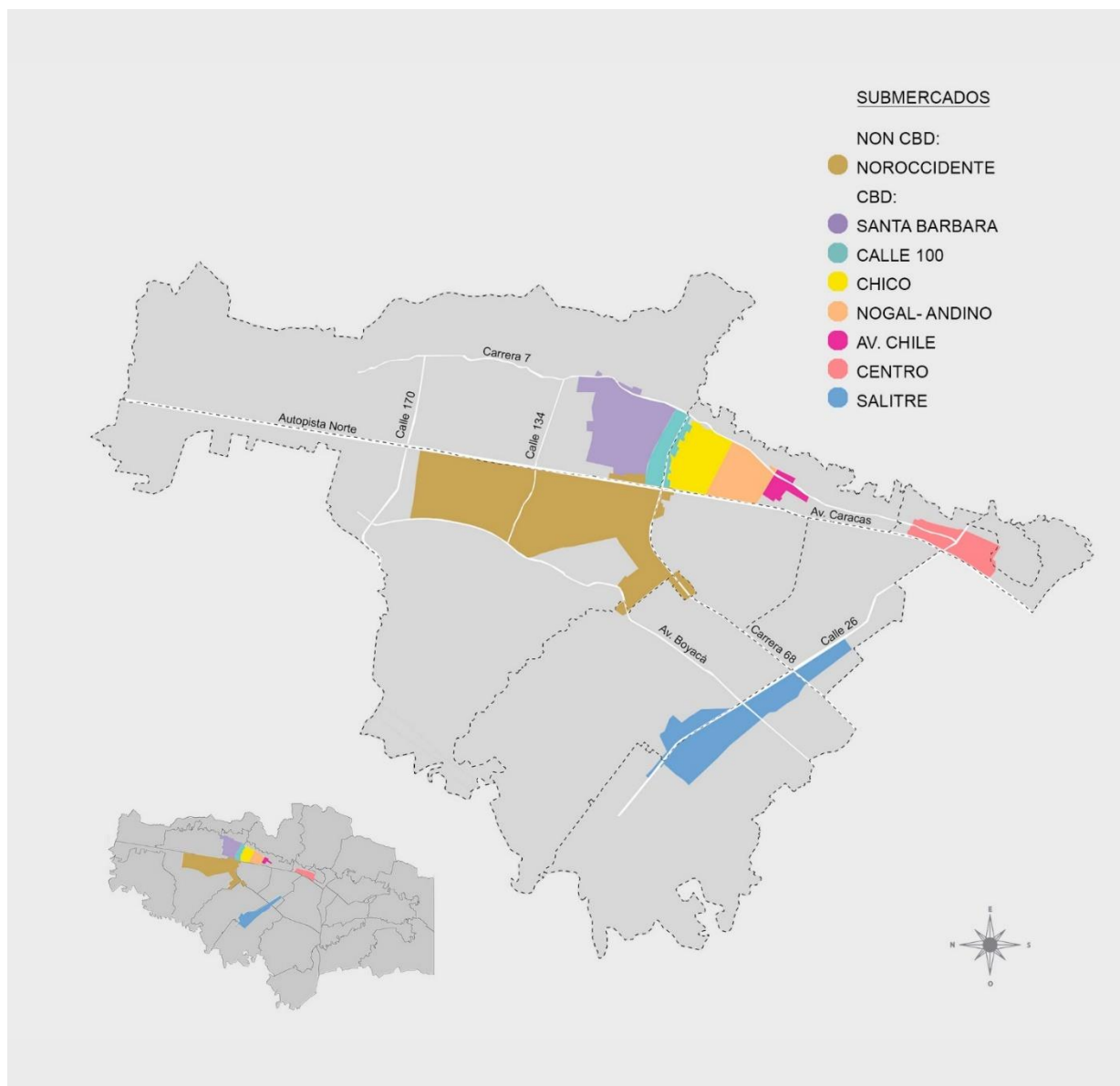
The COVID-19 pandemic struck Colombia in March 2020, late in the quarter but with enough time to have a significant impact on first semester market fundamentals. In the second quarter of 2020, the economy felt its effects more fully, as government-mandated shutdowns along with shelter-in-place ordinances. Access the most recent information specific to COVID [here](#).

## FUTURE OUTLOOK

This quarter, only the FIC 92.11 building began operating in the Chicó submarket, with 10,230 sq.m. So far this year, only two Class A projects have been delivered. Under construction, there are 215,000sq.m in the city, represented in nine projects; 36% of this area is in Calle 100 and 30% in Centro Submarkets. In the Noroccidente, Santa Bárbara and Av. Chile Submarkets, there are no projects under construction. The second semester, the full operation of some projects as Torre Atrio , Sequoya, Towers Gold 8 -9 of Connecta and AB Hub among others is expected.

There are identified 543,212 sq.m of Class A proposed projects. From this surface, 42% is located in Salitre and in the future 230,000 sq.m would be added to the current inventory in this area. Likewise, there is 16% of the area (89,429m2) in the NON CBD; Noroccidente submarket. Some of the future projects are the Unicentro Towers, the second Atrio tower, Connecta 80 and the "Planes Parciales" of Proscenio and Plaza Chico.

## OFFICE MAP WITH SUBMARKET DIVISIONS / BOGOTA / COLOMBIA



## MARKET STATISTICS

SUBMARKETS	INVENTORY CLASS A	NUMBER OF BUILDINGS	SURFACE AVAILABLE (SQM)	VACANCY RATE (%)	YTD OVERALL NET ABSORPTION (SQM)	UNDER CONSTRUCTION (SQM)	PROJECTED (SQM)	OVERALL AVG ASKING RENT (USD/SQM/MONTH)	OVERALL AVG ASKING RENT (COP/SQM/MONTH)
Avenida Chile	92,118	5	2,496	2.7%	-1,538	-	-	\$17.6	\$66,271
Calle 100	175,657	16	6,730	3.8%	-1,754	76,600	52,400	\$17.3	\$64,490
Centro	31,178	2	11,922	38.2%	187	64,000	60,000	\$16.0	\$59,956
Chicó	160,697	22	19,558	12.2%	9,670	19,120	31,600	\$20.2	\$76,025
Nogal-Andino	141,757	20	7,037	5.0%	-418	23,000	30,000	\$20.9	\$78,629
Salitre	576,595	45	45,971	8.0%	9,543	32,725	230,045	\$16.4	\$61,755
Santa Bárbara	207,785	14	17,398	8.4%	-2,332	-	49,738	\$19.1	\$71,622
<b>CBD</b>	<b>1,385,787</b>	<b>124</b>	<b>111,112</b>	<b>8.0%</b>	<b>13,358</b>	<b>215,445</b>	<b>453,783</b>	<b>\$17.8</b>	<b>\$66,982</b>
Noroccidente	206,182	14	32,235	15.6%	9,364	-	89,429	\$16.3	\$61,375
<b>NON CBD</b>	<b>206,182</b>	<b>14</b>	<b>32,235</b>	<b>15.6%</b>	<b>9,364</b>	<b>-</b>	<b>89,429</b>	<b>\$16.3</b>	<b>\$61,375</b>
<b>BOGOTA TOTAL</b>	<b>1,591,969</b>	<b>138</b>	<b>143,347</b>	<b>9.0%</b>	<b>22,722</b>	<b>215,445</b>	<b>543,212</b>	<b>\$17.5</b>	<b>\$65,721</b>

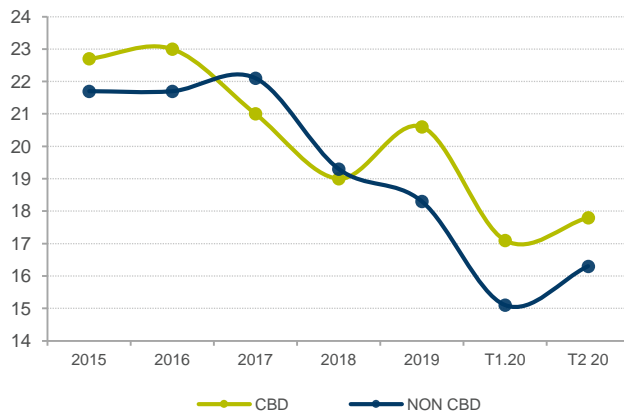
CBD: Central Business District: Main corporate Submarkets Type A

NON-CBD: Non-Central Business District: Non-traditional corporate Submarkets Type .

TRM: 3,759 COP = 1 USD

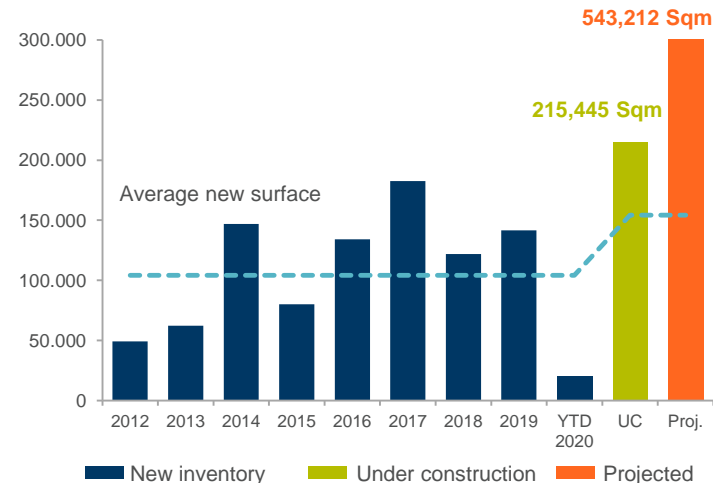
### ASKING RENT (USD / Sq.m / Month)

#### CBD / NON CBD



### NEW INVENTORY (Sq.m)

### PROJECTED SURFACE (Sq.m)



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