

	YoY Chg	12-Mo. Forecast
14.3% Vacancy Rate	▲	▲
-23,515 Net Absorption, (SQM) Q3.21	▼	▲
\$ 70,975 Asking Rent, (COP/Sqm/Month)	▲	▼

ECONOMIC INDICATORS Q3 2021

	YoY Chg	12-Mo. Forecast
13.7% * Unemployment Rate	▼	▼
9.9% ** GDP Variation	▲	▼
4.4% *** Inflation Index	▲	▲

Fuente:
 (*) DANE jun - aug 2021
 (**) Forecast BBVA Research Q3-2021
 (***) 12 months - September 2021

MARKET OUTLOOK

The city of Bogota closed the third quarter of the year with a significant reduction in Covid cases, mainly due to the progress of the national vaccination plan and with it the removal of restrictions in the country, with the purpose of reactivating economic activities. Although some companies are uncertain about returning to the offices, others have opted for a gradual return, using social distancing and maintaining hybrid work.

There has been an increase in vacancy, driven an entire building which is no longer occupied by a coworking company in the Noroccidente submarket, and although vacancies have increased, positive absorption increased by 3% year-on-year.

SUPPLY / DEMAND:

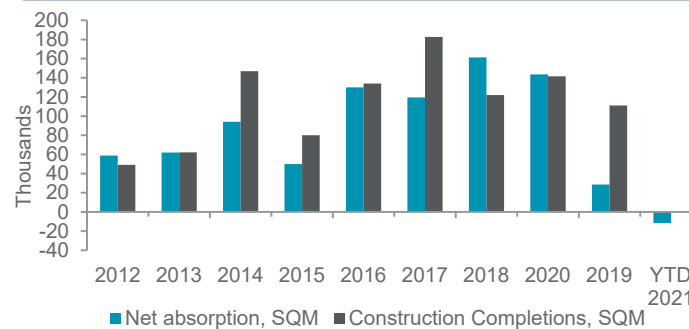
During this period, the entry of new projects to the market with premium specifications was not identified; those that were projected for this quarter were postponed until the end of this year. The corridor with the best performance is Salitre, since it represents 35% of the current inventory and its vacancy is only 8%; on the other hand, the corridor that most impacted the increase in vacancy was the Noroccidente submarket, which has 20% of the available area of the market. The current conditions are positioning the trend towards a tenant market.

Although the net absorption levels were negative, approximately 22,000 sqm. were occupied. On the other hand, an increase in the availability of offices smaller than 250 sqm was identified, given the characteristics and profiles of the companies that occupy them.

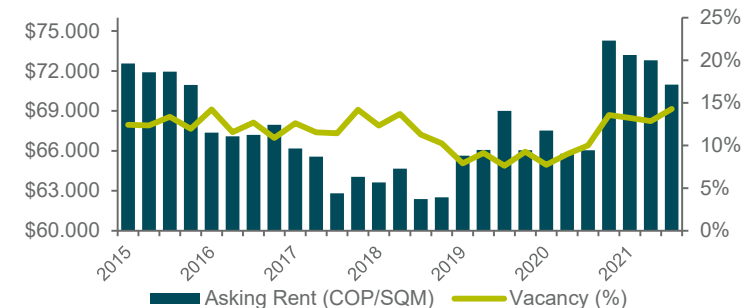
PRICING:

The total rental price closed at 70,975 COP/sqm, with a negative 2% difference from the previous quarter; it is important to highlight the 7% year-over-year increase, as a result of the entry of projects with high specifications at a list price higher than the general average. The market has been adjusting to the conditions, especially landlords, as they are offering more flexibility in contracts and have increased the negotiation margin. This is seen less frequently in submarkets with high demand and low vacancy, such as the Nogal Andino and Chicó submarkets.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



ECONOMIC OUTLOOK

The Colombian economy reflects a recovery led by the progress in the vaccination against Covid-19, after falling -9.0% in the third quarter of 2020. Today, GDP projections for this quarter stand at 9.9%. The unemployment rate for August reached 12.3%, a reduction of 4.5 points regarding to the same period of 2020; this decrease was mainly driven by commerce, professional activities and accommodation services and food, as well as the construction sector, which contributed 1.3%.

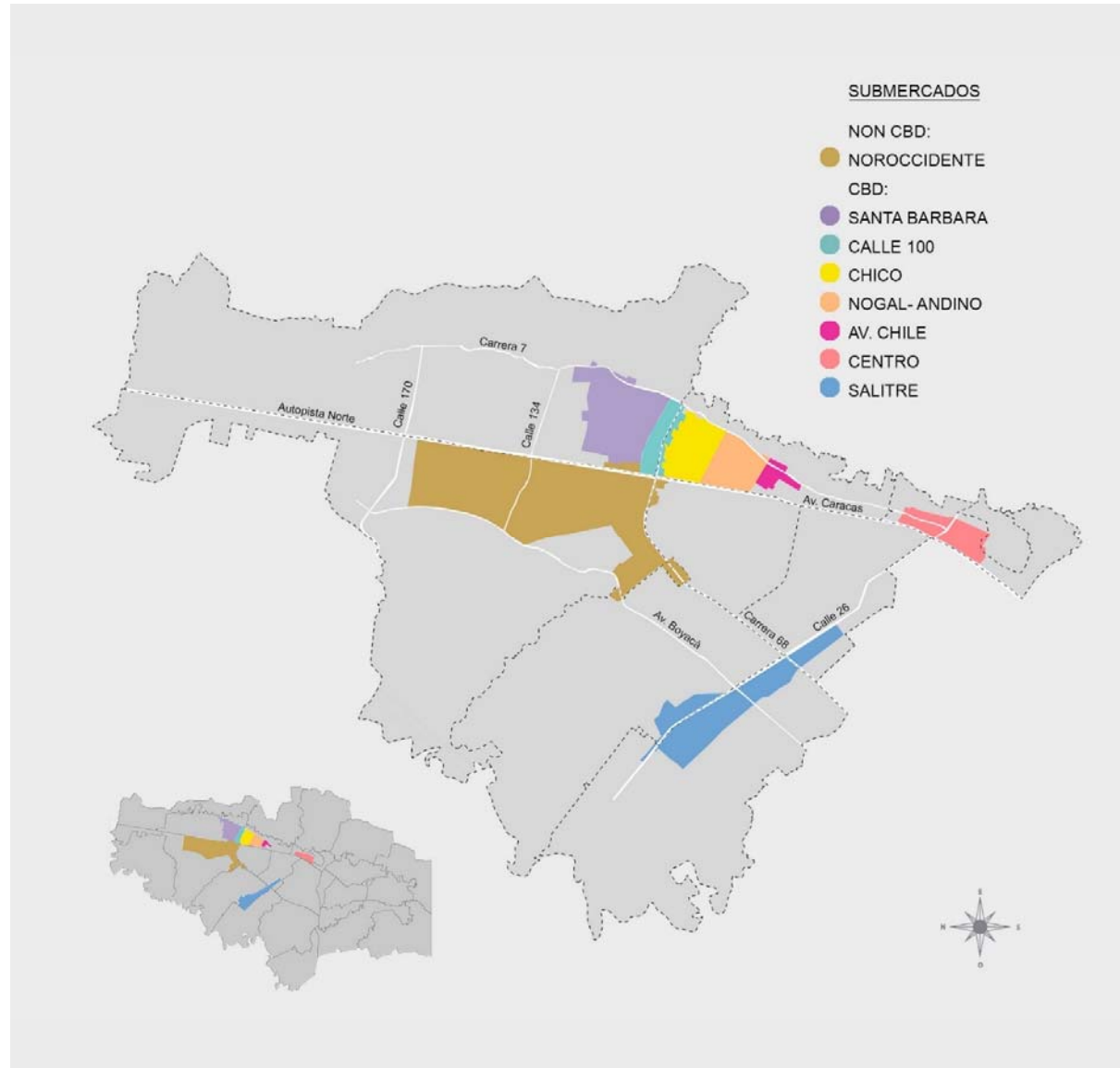
In accordance with the Bank of the Republic of Colombia, in the first half of the year, foreign direct investment increased by 62% compared to the same period in 2020, a solid indicator of the country's activation.

FUTURE OUTLOOK

The capital city currently has 154,936 sqm under construction, equivalent to 9% of the current inventory. It is expected that in the next quarter approximately 19,000 sqm of new surface area will be added with projects such as Ecotek 15 and One Vantage, in the Nogal Andino and Chicó submarkets, respectively. There has been a change in the configuration of some buildings, such as 91 15, which was planned for offices and will now be a mixed-use building (offices, housing and retail).

By now, there are 639,680 sqm of premium office projects, which are mainly concentrated in Salitre, Centro and Noroccidente. It is important to highlight that, within the stock of projects, there are some that do not have a confirmed construction date.

OFFICE MAP WITH SUBMARKET DIVISIONS / BOGOTA / COLOMBIA

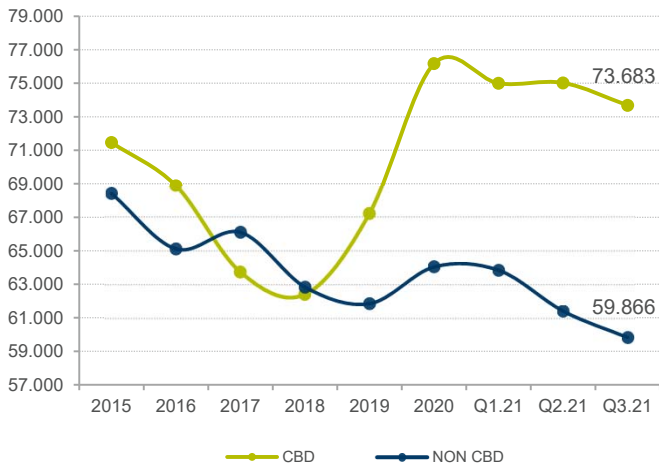


MARKET STATISTICS

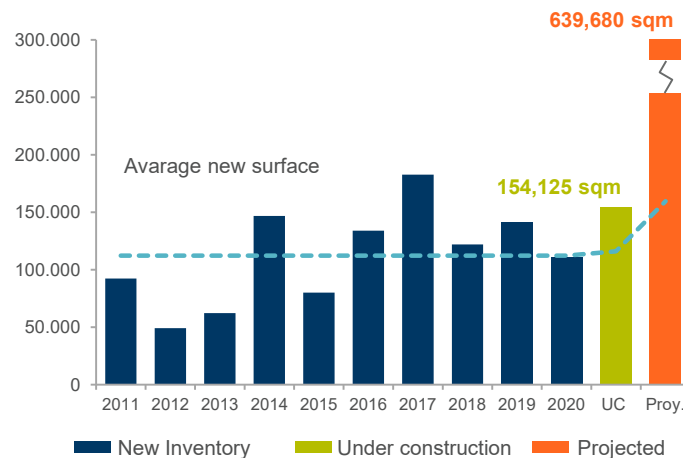
SUBMARKETS	INVENTORY CLASS A	NUMBER OF BUILDINGS	SURFACE AVAILABLE (SQM)	VACANCY RATE (%)	YTD OVERALL NET ABSORPTION (SQM)	UNDER CONSTRUCTION (SQM)	PROJECTED (SQM)	OVERALL AVG ASKING RENT (USD/SQM/MONTH)	OVERALL AVG ASKING RENT (COP/SQM/MONTH)
Avenida Chile	92,118	5	11,997	13.0%	-3,904	-	-	\$ 17.6	\$ 67,520
Calle 100	175,657	16	27,790	15.8%	-15,432	76,600	52,400	\$ 16.4	\$ 62,799
Centro	96,178	3	48,399	50.3%	-4,283	-	166,000	\$ 23.9	\$ 91,661
Chicó	160,697	22	15,987	9.9%	5,581	13,120	25,056	\$ 19.7	\$ 75,501
Nogal-Andino	151,657	21	13,396	8.8%	5,179	5,700	68,512	\$ 20.2	\$ 77,288
Salitre	592,599	47	47,393	8.0%	13,668	58,705	188,545	\$ 16.4	\$ 62,852
Santa Bárbara	207,785	14	27,916	13.4%	-789	-	49,738	\$ 18.7	\$ 71,614
CBD	1,476,691	128	192,878	13.1%	20	154,125	550,251	\$ 19.2	\$ 73,683
Noroccidente	206,182	14	47,020	22.8%	-11,523	-	89,429	\$ 15.6	\$ 59,866
NON CBD	206,182	14	47,020	22.8%	-11,523	-	89,429	\$ 15.6	\$ 59,866
TOTAL BOGOTA	1,682,873	142	239,898	14.3%	-11,503	154,125	639,680	\$ 18.5	\$ 70,975

CBD: Central Business District: Main corporate Submarkets Type A
 NON-CBD: Non-Central Business District: Non-traditional corporate Submarkets Type
 (*) TRM: 3,835 COP = 1 USD

ASKING RENT (USD / Sqm / Month)
 CBD / NON CBD



NEW INVENTORY (Sqm)
 PROJECTED SURFACE (Sqm)



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