

YoY Chg    12-Mo. forecast

**21.5%**  
Vacancy rate    ▲    ▲

**19,556**  
Net abs., Sq.m. Q2-2022    ▲    ▲

**\$15.8**  
Asking rent, PSM    ▼    ▼

### ECONOMIC INDICATORS Q2 2022

YoY Chg    12-Mo. forecast

**7.2%**  
Unemployment Rate (\*)    ▼    ▼

**9.9%**  
GDP variation (\*\*)    ▲    ▲

**8.8%**  
Inflation Rate (\*\*\*)    ▲    ▼

(\*) Mar-Apr-May 2022 (Source: INEI)

(\*\*) Annualized Apr 2021 - Mar 2022

(Source: INEI)

(\*\*\*) Lima. From Jul 2021 to Jun 2022. (Source: INEI)

### MARKET OUTLOOK:

The progressive return to workspaces in the first six months of the year has resulted in a decrease in the available office space during the second quarter. In this period, the vacancy rate fell by 5.4% compared to the previous quarter, closing at 21.5% and, even though this indicator has had an upward trend since the start of the pandemic (+15.6% compared to the same period of 2021), a market recovery is beginning to be perceived. The submarkets that concentrated the highest vacancy levels were San Borja (32.1%), San Isidro Financiero (26%) and San Isidro Empresarial (21.4%). It should be noted that, although these are the submarkets that have the largest available area, in all three cases they experienced a reduction in the availability of spaces compared to the previous quarter and specifically, San Borja reduced its vacancy levels by 5.6 p.p.

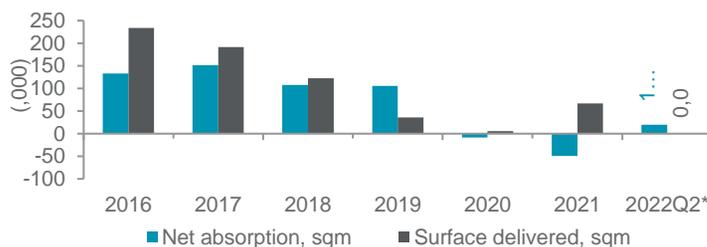
### SUPPLY & DEMAND:

At the end of the second quarter of the year, net absorption reached 19,556 sq.m. as a result of the 45.6% increase in occupancies (12,132 sq.m.) and a 27.6% reduction (7,329 sq.m.) in vacancies compared to the previous quarter, reflecting the total reactivation of economic activities and return to face-to-face work. In the current quarter, it should be noted that 47.8% of occupancies occurred in San Isidro Financiero (10,026 sq.m.) and Miraflores (8,480 sq.m.), while 63.6% of vacancies occurred in Miraflores (-6,247 sq.m.) and San Isidro Empresarial (-5,966 sq.m.). It is important to mention that there is still a significant inventory to be delivered between 2023 and 2024, where Santiago de Surco stands out as the submarket with the largest amount of future surface area (40,022 sq.m.), followed by Miraflores (25,188 sq.m.) and San Isidro Empresarial (23,393 sq.m.).

### PRICING:

The asking price for rent, still on a slight downward trend, fell by 1.2% compared to the previous quarter and by 2.8% compared to the same period in 2021, reaching an average of USD 15.8 per sq.m.. The most significant and notable variations in the rental price during the second quarter occurred in the submarkets of Magdalena del Mar with a reduction of 15.9% and, in Miraflores, with an increase of 5.9%, closing at USD 14.5 per sq.m. and USD 17 per sq.m., respectively. It is worth mentioning that, in some cases, and due to the type of vacancies that have occurred in recent months, there is a greater supply of spaces implemented and subleased where it is possible to consider between USD 1.0 and USD 3.5 per sq.m. additional to the asking price for shell & core offices, depending on the condition of the spaces. These types of spaces arise as alternatives to the need for tenants to move to ready-to-occupy spaces, which do not require a significant investment in the implementation process in terms of time and money.

### SURFACE DEMAND / SURFACE DELIVERED



### VACANCY RATE & RENTAL ASKED PRICE



**ECONOMIC OUTLOOK**

The national economy closed the second quarter of the year in a scenario of variations in its main indicators, generating some uncertainty in decision-making for the main economic actors. Despite this, the great progress in the vaccination process against Covid-19 in our country, where more than 50% have already received at least 3 doses, has managed to maintain the main economic activities.

The interannual variation of the GDP until April of this year was 9.9% according to the INEI, with a growth projection of 3.1% for the last month of 2022, assuming a more stable scenario in the economic, political and social aspects.

The unemployment rate has maintained its downward trend, with the figure for this quarter being 4.8 p.p. lower than that observed in the same quarter of 2021 (7.2%), which would reflect the total reactivation of the productive sectors.

On the other hand, the annualized inflation rate closed the month of May at 8.8%, a new maximum after 24 years and which is outside the target range indicated by the Central Reserve Bank. According to this entity and, in the context of global economic and political events that could exert pressure on monetary policy, the projection for this indicator towards the end of the year is to go from 3.6% to 6.4%.

Likewise, at the end of the second quarter, the exchange rate remained stable closing at S/3.7 / USD compared to the end of the first quarter of the year, however in the last 6 months it has had a reduction of approximately 5.3%. Considering that the rental and sale prices in the office market are generally quoted in dollars, significant changes in this indicator can influence the negotiations, contemplating the extension of the rental contracts.

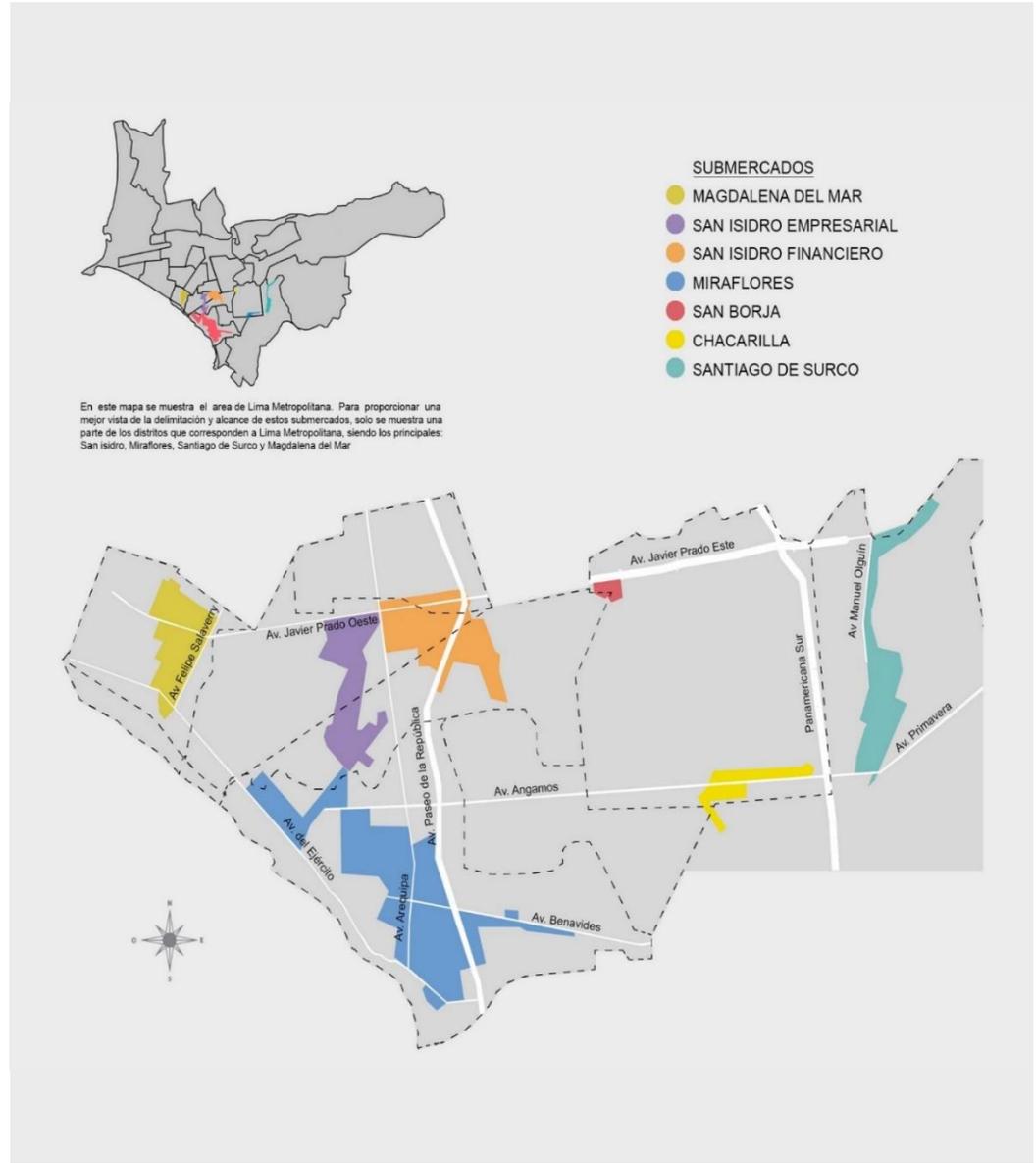
Finally, the current government is about to close a year of management, in the midst of political and economic conflicts that, together with the global situation, have increased the feeling of uncertainty for some companies, for that reason, it is necessary to maintain a conservative profile about the impact on medium-term projections and be attentive to a future recovery of the main indicators and the economy in general.

**FUTURE OUTLOOK**

At the end of the second quarter of the year, there is an area under construction of 50,796 sq.m. in projects located in Santiago de Surco and San Isidro Empresarial. The projects that have not yet started construction or are in the evaluation stage add up to 76,523 sq.m. concentrated in Miraflores, San Isidro Empresarial and Callao.

It should be noted that there are buildings in project whose construction start date has not yet been confirmed and therefore the delivery date could vary in the coming months, to the extent that the developers are waiting for the positive evolution of the market and a greater recovery of employment levels. In projects under construction, however, it is possible to estimate delivery dates as the progress of the works is visualized.

**MAP OF OFFICES WITH DIVISION OF SUBMARKETS / LIMA / PERU**



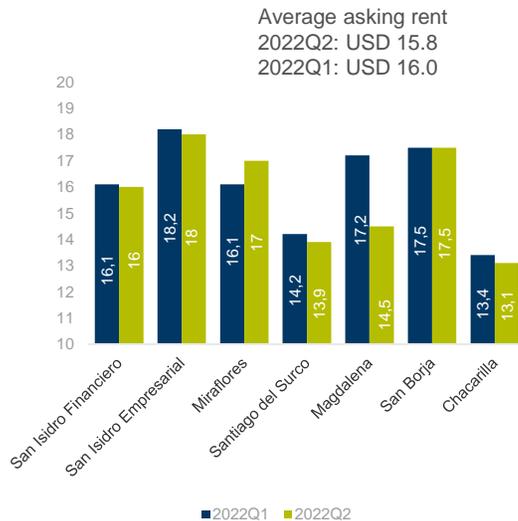
### MARKET STATISTICS

SUBMARKETS	CLASS A INVENTORY	NUMBER OF BUILDINGS	SURFACE AVAILABLE (sqm)	VACANCY RATE (%)	NET ABSORPTION (sqm)	UNDER CONSTRUCTION (sqm) (*)	PROJECTED (sqm) (**)	CLASS A ASKING RENT (USD/sqm/mo)	CLASS B ASKING RENT (USD/sqm/mo)
San Isidro Financiero	593,659	43	154,490	26.0%	2,035	-	-	\$16.0	\$14.8
San Isidro Empresarial	261,244	34	56,003	21.4%	1,685	18,127	22,335	\$18.0	\$13.9
Miraflores	221,972	23	34,927	15.7%	2,615	17,164	8,024	\$17.0	\$14.7
Santiago de Surco	342,305	19	71,050	20.8%	10,654	40,022	-	\$13.9	\$13.4
Magdalena del Mar	171,564	11	23,564	13.7%	3,523	-	-	\$14.5	\$15.3
San Borja	35,588	4	11,411	32.1%	-463	-	-	\$17.5	\$18.0
Chacarilla	30,225	5	3,274	10.8%	153	-	-	\$13.1	\$13.3
<b>TOTAL LIMA</b>	<b>1,692,971</b>	<b>140</b>	<b>364,620</b>	<b>21.5%</b>	<b>19,651</b>	<b>75,313</b>	<b>59,359</b>	<b>\$15.8</b>	<b>\$13.3</b>

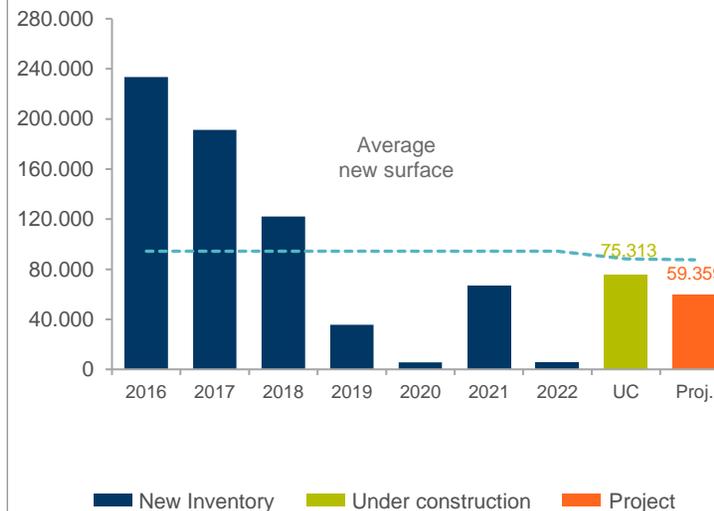
(\*) Square meters under construction period 2022Q3 to 2023Q4

(\*\*) Square meters projected period 2024Q1 onwards. 29,000 sq.m. are included in the Callao submarket.

### RENTAL PRICE REQUESTED BY SUBMARKET (USD / Sq.m. / Mo)



### SURFACE DELIVERED PER YEAR (Sq.m) PROJECTED SURFACE (Sq.m)



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