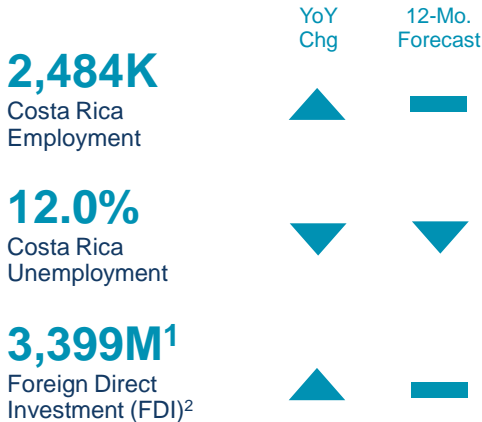


(Overall, All Property Classes)

ECONOMIC INDICATORS Q3 2022



¹ FDI reflects YOY data in US\$

² Data reported for Q2 2022, Q3 2022 data still not available

Source: Central Bank of Costa Rica (BCCR) and National Institute of Statistics and Census (INEC)

ECONOMY: Greater economic dynamism improves national growth projections amid global expectation

According to the Central Bank of Costa Rica (BCCR), an economic growth of 4.3% is projected for the 2S 2022, 0.6% higher than that projected in July of the present year. This economic perspective shows the continuous recovery that the main sectors of the country have reported, which have even registered double-digit growth rates due to the greater dynamism of the local economy. During Q3 2022, the Monthly Index of Economic Activity (IMAE) registered a year-on-year variation of 3.0%, lower by 0.2 p.p. compared to the previous quarter. Inflation maintained an interannual variation of 9.0%, mainly due to the prospects for the future evolution of external price indicators, as well as the measures adopted by the BCCR. Unemployment stood at 12.0%, accumulating four months without significant changes.

MARKET OVERVIEW: Industrial and logistics market maintains a high-demand trend

Continuing with the trend of recent periods, the industrial and logistics market continued to report solid performance, resulting from all-time-high demand levels. The growth of specialized manufacturing operations in sectors such as life sciences and high-tech drive dynamism in these asset types, both from expansions and new operations in the country. These industries, historically located within the Greater Metropolitan Area (GMA), are increasingly exploring with greater interest settling in industrial parks outside GMA, due to the extended benefits offered by the free trade zone regime in said areas. For their part, local and regional companies continue to require spaces for their storage and distribution operations, seeking for greater efficiencies and sophistication.

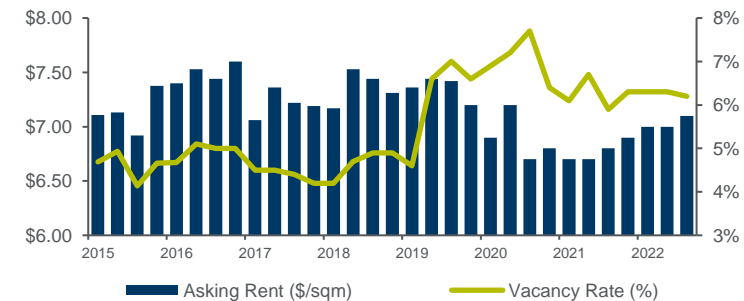
OUTLOOK: The country continues materializing nearshoring-related transactions for high value-added operations

For the upcoming months, the country is expected to continue materializing the nearshoring trend through real estate transactions for the establishment and expansion of high value-added operations of multinational companies. Said development will generate requirements both within the GMA, in traditional submarkets such as Alajuela and Cartago, as well as outside the GMA, in corridors such as Grecia and Orotina. For its part, there are currently over 170,000 sqm of new industrial and logistics inventory under construction, which report high prelease levels of more than 65%. This trend shows the market appetite for new highly-competitive assets and the continuation of the built-to-suit trend for operations of multinational companies due to their specific requirements. The solid dynamism of the sector projects a year-ending with record absorption figures, while prices and vacancy rates remain at healthy and stable levels.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



MARKETBEAT COSTA RICA

Industrial Q3 2022



MARKET STATISTICS (BY SUBMARKET)

SUBMARKET	TOTAL BUILDINGS	INVENTORY (SQM)	DIRECT VACANT (SQM)	OVERALL VACANCY RATE	YTD NET ABSORPTION (SQM)	YTD LEASING ACTIVITY (SQM)	UNDER CNSTR (m ²)	OVERALL AVG ASKING RENT (HT)	OVERALL AVG ASKING RENT (OS)	OVERALL AVG ASKING RENT (W/D)
Alajuela	257	1,723,800	102,500	5.9%	63,900	83,500	39,200	\$7.10	\$6.70	\$6.90
Cartago	163	742,900	26,600	3.6%	25,800	36,100	31,000	\$6.50	\$6.90	\$4.50
Heredia	284	1,268,000	45,200	3.6%	33,700	35,000	46,200	\$7.00	\$7.50	\$7.00
Downtown San José	298	1,144,100	97,900	8.6%	14,000	38,600	26,800	\$6.80	\$6.80	\$6.80
East San José	196	673,700	47,600	7.1%	2,200	27,600	-	\$7.00	N/A	\$6.50
West San José	125	572,300	62,100	10.9%	37,200	48,600	32,600	\$6.50	\$9.00	\$6.80
Totals	1,323	6,124,800	381,900	6.2%	176,800	269,400	175,800	\$7.10	\$8.20	\$7.00

MARKET STATISTICS (BY CLASS)

HT = High Tech/Flex OS = Office Service/Flex W/D = Warehouse/Distribution

CLASS	TOTAL BUILDINGS	INVENTORY (SQM)	DIRECT VACANT (SQM)	OVERALL VACANCY RATE	YTD OVERALL NET ABSORPTION (SQM)	YTD LEASING ACTIVITY (SQM)	UNDER CNSTR (m ²)	OVERALL AVG ASKING RENT (HT)	OVERALL AVG ASKING RENT (OS)	OVERALL AVG ASKING RENT (W/D)
Class A	262	2,417,500	81,300	3.4%	178,700	182,300	168,000	\$8.60	\$8.00	\$7.80
Class B	801	3,229,900	219,600	6.8%	4,800	73,200	7,800	\$6.80	\$8.10	\$6.80
Class C	260	477,400	80,900	16.9%	(6,700)	13,900	-	\$4.30	-	\$5.40

KEY TRANSACTIONS 2022

*Rental rates reflect gross asking US\$/sqm/month

PROPERTY	SUBMARKET	TENANT	SQM	TYPE
Parque Llanos Coyoil	Alajuela	El Rey	25,000	Lease
ATMOS Business Campus	Heredia	Confidential	12,700	Lease
Lanco & Harris Manufacturing Coyoil	Alajuela	Lanco & Harris	6,000	Own Development
CEDI Numar Coyoil	Alajuela	Numar	5,600	Own Development
Bodegas Quijote Belén	Heredia	Almacén Fiscal Sandal	5,300	Lease
Evolution Free Zone	Grecia	Okay Industries	5,000	Lease
Zeta Cartago – Building A4	Cartago	Biomerics	4,800	Lease
Bodegas Grupo Ultra Pavas	Downtown San José	Ópticas Jiménez	4,000	Lease
Coyoil Free Zone	Alajuela	Shockwave Medical	3,500	Lease
Terrazas Lindora – Pad D	West San José	AR Holdings	3,000	Lease
La Lima Free Zone	Cartago	Nextern	2,900	Lease

KEY CONSTRUCTION COMPLETIONS 2022

PROPERTY	SUBMARKET	MAJOR OCCUPIER	SQM	OWNER / DEVELOPER
Parque Llanos Coyoil	Alajuela	El Rey	25,000	Coyoil Free Zone
Parque Industrial CALECO	Alajuela	Bayer	24,300	Coyoil Free Zone
LatAm Parque Logístico SJ - Verbena - Bloque 300	San José Centro	Correos CR / TuCalzado	19,000	LatAm Logistic Properties

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