

## ECONOMIC INDICATORS

	PIB Var (%)	Unemployment rate (%)	Inflation rate (%)	MPR* (%)
Argentina	-5.1	7.7	271.5	40.0
Brazil	1.7	7.9	4.2	10.5
Chile	2.3	8.5	4.1	5.9
Colombia	1.7	10.7	7.2	10.8
Peru	1.4	7.2	2.3	5.8

*Latest available data  
LCA and National Institutes of Statistics by country  
Monetary Policy Rate (Interest rate).*

## THE REGION'S ECONOMY ON THE PATH TO RECOVERY

All countries in the region, except Argentina, have experienced recent economic growth. In Colombia and Peru, the construction sector expanded, while in Chile it remained stable, though with less favorable prospects. Argentina, on the other hand, showed a general contraction.

South America has recovered the GDP lost during the pandemic, though its dynamism remains lower than in other regions. Employment indicators are close to 2020 levels, but growth expectations and improvements in purchasing power remain conservative due to structural challenges such as fiscal imbalances.

Regarding inflation, all countries showed a downward trend. In Argentina, although still high, inflation has also decreased. In Brazil, inflation expectations increased slightly.

## COMPANIES SEEKING QUALITY SPACES

Throughout the region, there is a clear interest for sustainable projects, quality spaces, and amenities. In Lima, in addition to following this trend, companies have been able to determine the necessary square footage for their operations following well-known changes in work methodologies. In Santiago, large companies were the most active in market transactions, also seeking these characteristics.

In São Paulo, the Rebouças submarket stands out with "Boutique" buildings, which are small but of high quality. Buenos Aires is undergoing a similar process, with strong demand in the Libertador CABA and Catalinas submarkets. In Bogota, the increase in supply is mainly observed in non-traditional submarkets such as Salitre, with a significant increase in both current and future stock.

## KEY SEMESTER DATA

### BUENOS AIRES



**5.1%**

**INVENTORY INCREASED YoY**  
In Buenos Aires, Reaching 1,745,196 sq m

### SÃO PAULO



**18.4%**

**DEMAND INCREASED**  
In São Paulo, compared to the previous year

### BOGOTA



**901,321 sq m**

**PROJECTED**  
In Bogota in the next 6 years

### LIMA



**USD 16.1/sq m**

**AVERAGE ASKING RENT**  
This figure is 4.9% higher than the previous semester.

### RIO DE JANEIRO



**A GROWTH OF 34.2%**

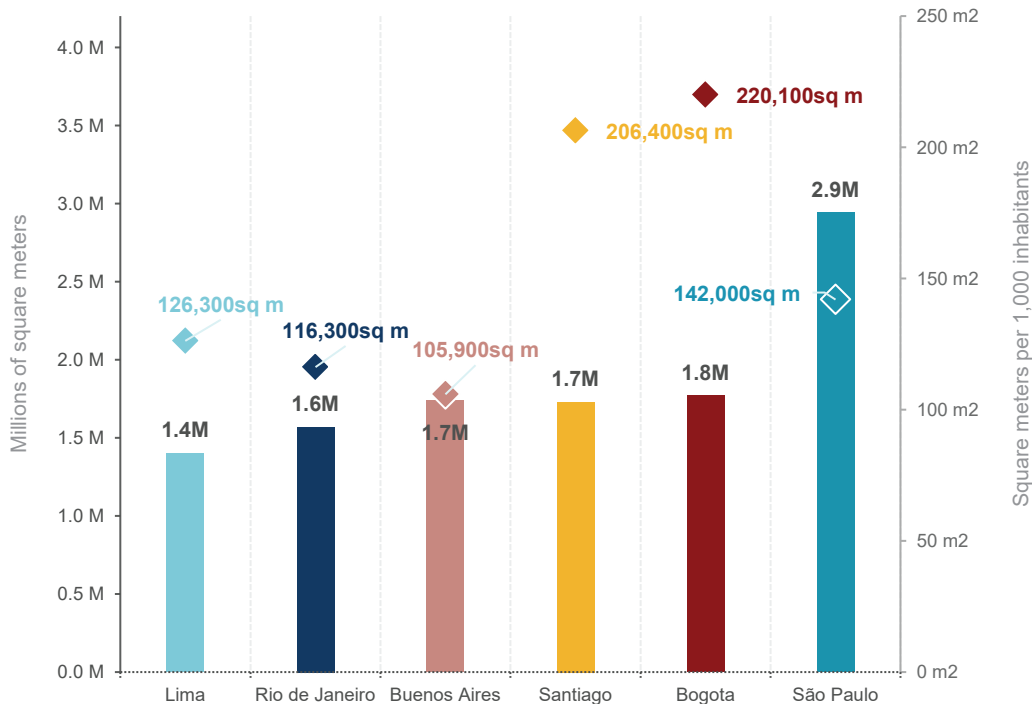
**IN INVENTORY**  
Is projected for the next 6 years

## REGIONAL INVENTORY INCREASE

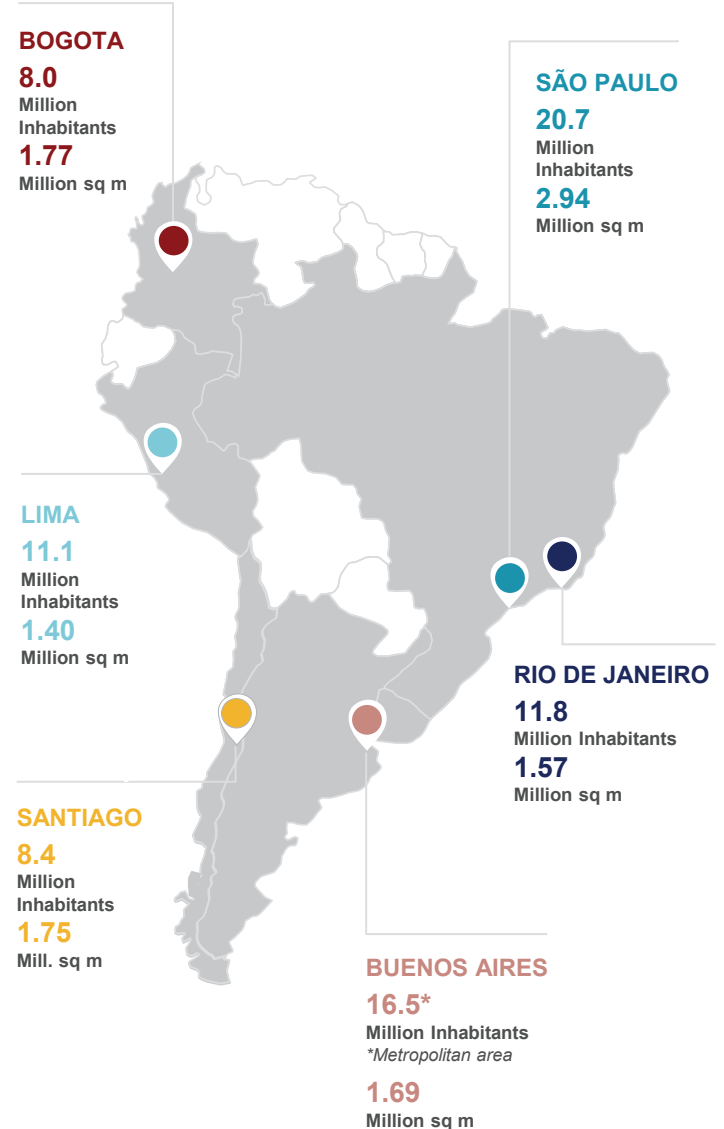
The office inventory experienced a year-on-year growth of 1.63%. In the case of Rio de Janeiro, this variable remained constant, while the other South American cities did experience growth in this aspect: Santiago grew by 0.18%, Bogota by 0.61%, Lima by 0.77%, São Paulo by 2.4%, and Buenos Aires by 5.1%, with the latter having the highest positive variation in inventory at the region.

Despite the aforementioned growth, the Buenos Aires metropolitan area has the lowest density of Class A office square meters relative to its inhabitants. Bogota and Santiago are the two cities with the highest index. Brazil's financial capital, São Paulo, still has the largest inventory in South America, with 2.94 million square meters, surpassing the second place, Bogota, by 66.1%. The smallest inventory in the region is in the Peruvian capital.

## OFFICE SPACE ANALYSIS BY POPULATION



## POPULATION AND OFFICE SPACE BY CITY



## SUPPLY AND DEMAND

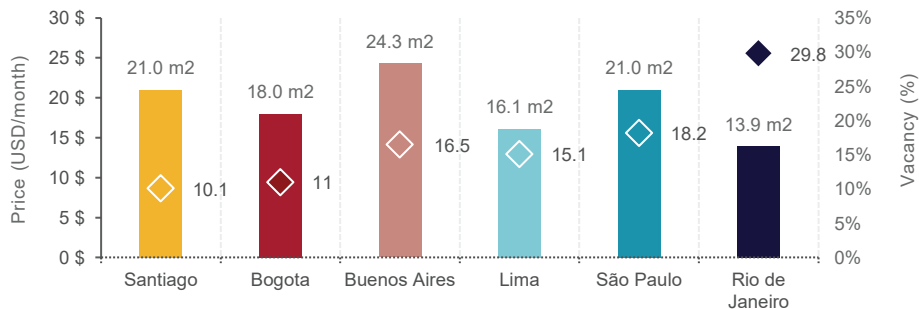
Throughout the semester, Buenos Aires, Lima, Rio de Janeiro, and São Paulo have shown positive net absorption, although with different origins and impacts on the vacancy rate. For example, in Buenos Aires, despite strong demand, the vacancy rate increased due to the growth in inventory caused by the entry of new buildings. In contrast, Lima is experiencing stable square meter occupancy, which, combined with the lack of new projects entering the market, is leading to a downward trend in the vacancy rate. Rio de Janeiro and São Paulo are in a situation similar to that of the Peruvian capital.

On the other hand, Bogota and Santiago showed negative absorption during the period. In the Colombian capital, the indicator remained negative throughout the semester, while in the Chilean case, this was only true in the second half. In the latter case, the vacancy rate increased more than proportionally relative to net absorption due to the entry of new projects into the market.

## ASKING RENT

On a year-over-year basis, the asking price decreased by 7.6%, with Rio de Janeiro having the greatest impact on this variation, mainly due to a 28.08% year-over-year drop in the price per square meter. It's important to consider that approximately 16.7% of the total decrease is due to the depreciation of the Real, meaning that less than half of the variation is actually due to a change in the price itself. Santiago registered the second-largest year-over-year price decrease, with a drop of 9.3%. The city that most countered the price decline in the region was Lima, where the asking price increased by 2.5%. However, its impact on the regional average was not significantly considerable due to the size of its inventory. Buenos Aires saw the second-highest price increase, rising by 1.5%.

## PRICE AND VACANCY



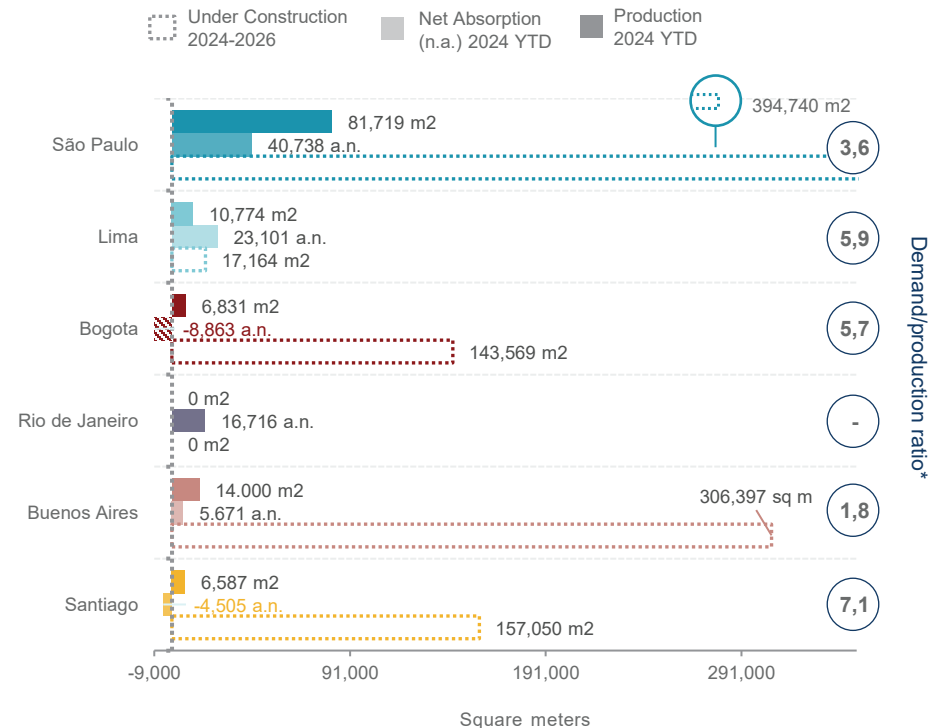
## FUTURE OUTLOOK

The city with the most square meters under construction is São Paulo, with a total of 394,740 sq m, generating the highest growth measured in square meters in the region, increasing by 13.4%. Despite this, in relative terms, the city with the highest projected growth is Buenos Aires, with a future growth rate of 17.56%, increasing by 306,397 sq m.

On the other hand, excluding Rio de Janeiro, which currently has no construction projects, the city with the lowest projected growth is Lima, with 17,164 sq m, representing an expected variation of 1.2%.

Santiago, the city with the lowest vacancy rate in the region, will grow its inventory by 9.04% in the next 2 years, reaching 1,894,964 sq m. Bogota, with similar figures, will see its inventory increase by 8.12%, reaching a total of 1,911,622 sq m.

## NET ABSORPTION, SQUARE METERS OF PRODUCTION AND UNDER CONSTRUCTION



## SUMMARY OF MARKET INDICATORS

SUBMARKET	Class A Inventory (sq m)	Available Surface (sq m)	Vacancy Rate (%)	Asking Rent* (USD/sq m/month)	Net absorption YTD (sq m)	Under construction and Projected (sq m) 2024 - 2030
Buenos Aires	1,745,196	288,658	16.5	24.32***	5,671	597,162
Rio de Janeiro **	1,570,261	467,619	29.8	13.09	16,716	537,041
São Paulo **	2,944,849	537,021	18.2	20.5	40,738	464,728
Santiago	1,737,914	175,448	10.1	20.95	-4,505	377,834
Bogota	1,768,053	194,779	11	18	-8,863	901,321
Lima	1,402,211	211,806	15.1	16.1	23,101	74,255
<b>Total</b>	<b>11,168,484</b>	<b>1,875,331</b>	<b>16.79%</b>	<b>18.52</b>	<b>72,858</b>	<b>2,952,341</b>

\* Exchange rate corresponds to June 31, 2024

\*\* This information only includes CBD Market.

\*\*\* Argentina has a Bi-monetary system, the Exchange rate used is USD BNA.

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