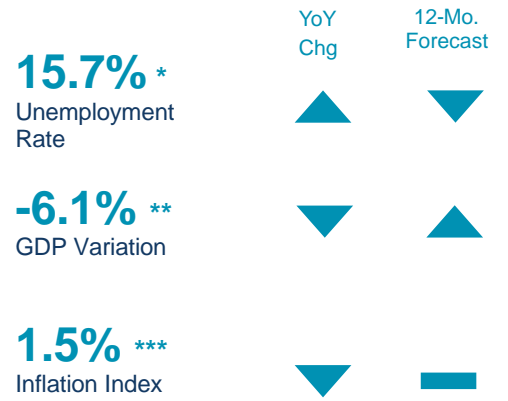


**ECONOMIC INDICATORS Q4 2020**



Source:  
 (\*) DANE aug-oct 2020  
 (\*\*) Forecast BBVA Research T4-2020  
 (\*\*\*) 12 months - November 2020

**MARKET OUTLOOK**

During the last quarter of the year, most of the economic activities in the country reactivated and several companies reopened their offices following the biosafety protocols and maximum allowed capacity. Most still continue with a flexible work scheme. During the quarter, some buildings that were previously under construction and delayed by the situation entered the market. This event had a significant effect on the vacancy, as they entered merely occupied, pushing the indicator up to 13.6%. Likewise, some companies restored spaces in premium buildings, which affected the indicator.

**SUPPLY / DEMAND:**

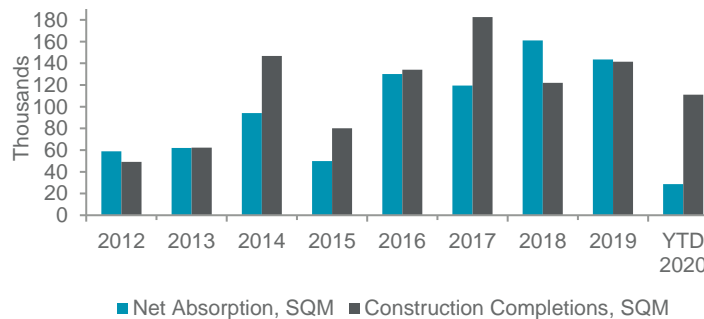
The city's inventory grew by 7% (YoY), reaching 1.68 million sq.m. Associated to this office stock, a vacancy of 13.6% is registered; considering the entry into the market of 111,134 sq.m of Class A office space during the year. Here, the Atrio building stands out with 65,000 sq.m of GLA. Without the entry of this inventory, the calculated vacancy for this period would have been 11% .

On the other hand, a positive net absorption of 21,123 sq.m was registered, driven by a significant occupied surface in the new buildings that entered the market. This behavior is considered positive, given that the third quarter a negative net absorption was registered as a consequence of the context produced by the pandemic.

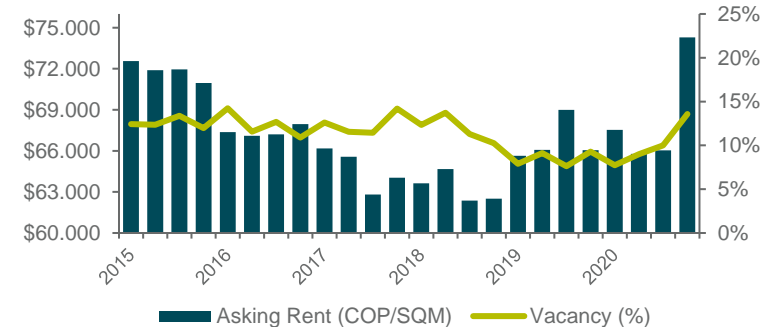
**PRICING:**

Given the entry of a considerable area into the stock (new buildings) at an elevated asking rent and the prices of recently vacated spaces, the average asking rent of the available spaces rose up to 74,293 COP/sq.m (in local currency), increasing by 12% (YoY) and versus Q3. The submarkets that most contributed to this rise in price compared to Q3 - were Centro, Calle 100 and Nogal -Andino. On the other hand, the NON CBD (Noroccidente submarket) also registered an increase in the average asking rent compared to last year, and versus the previous quarter, by approximately 2,500 COP /sq.m.

**SPACE DEMAND / DELIVERIES**



**OVERALL VACANCY & ASKING RENT**



## ECONOMIC OUTLOOK

During Q4 and as a result of a generalized quarantine in the country, the GDP decreased 9% during the 3rd quarter and another -9.0% is projected in the fourth quarter. The level of unemployment had a slight improvement versus the third quarter, reaching 15.7% in October according to DANE. Regarding inflation, it is fully controlled by the Central Bank and projects to close the year at 1.5%. At the same time, the reference interest rate has been lowered to historical levels, and the peso has appreciated against the dollar, driven by the economic reactivation projections, the political context in the United States and the vaccination plan.

The COVID 19 pandemic hit Colombia since March 2020 late in the quarter but with enough time to have a significant impact on market fundamentals of the whole year. In the second and third quarters of 2020 the economy felt its effects fully, brought on by government sponsored shutdowns coupled with mandatory quarantine. Access the latest information specific to COVID [here](#).

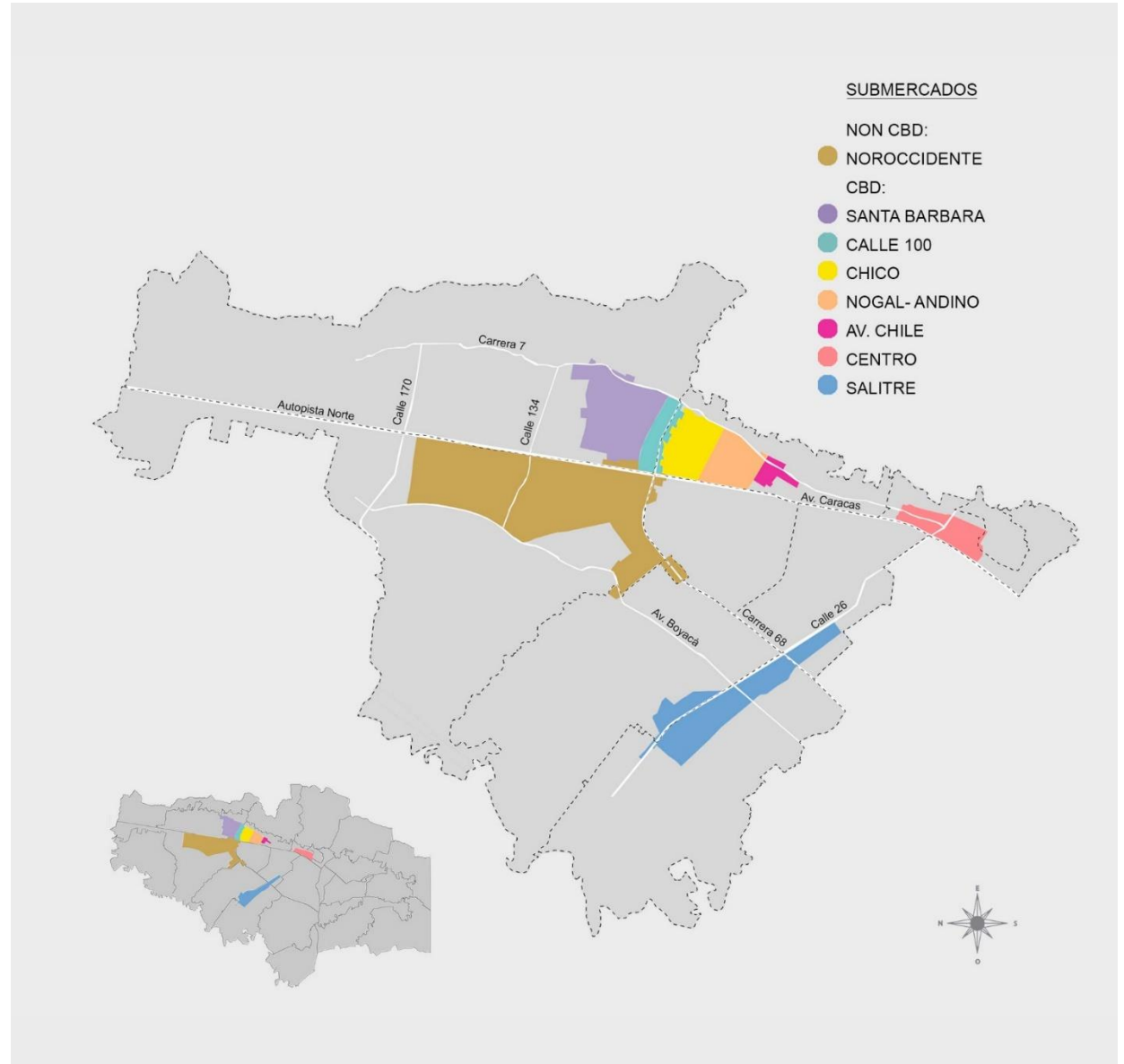
## FUTURE OUTLOOK

During the year buildings as Colina Centro Empresarial, FIC 92-11, Sequoya, Gold 8 and Gold 9 in Connecta, and Atrio Tower began operating, which contributed significantly to an increase of the office stock in the city.

At the moment, there are 145,945 sq.m under construction, of which 52% is in the Calle 100 submarket, standing out Americas Tower. There are also areas under construction in Salitre (26%), Nogal Andino (8%) and Chicó (13%). These projects are expected to be delivered between 2021 and 2022. Among these projects Central Point T-B, Americas, Torre 86 and UniqueLab 101.

Still not initiated construction (proposed) is a projected surface of 655,712 sq.m. In the Salitre submarket are found 32% of this area and in the Centro Submarket 25%.

## OFFICE MAP WITH SUBMARKET DIVISIONS / BOGOTA / COLOMBIA

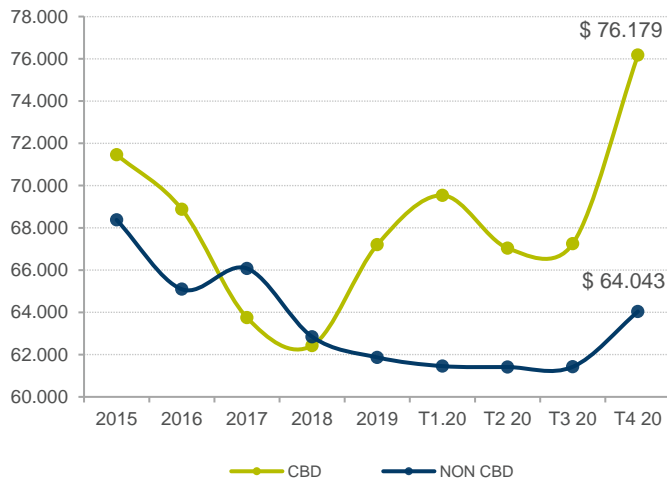


MARKET STATISTICS

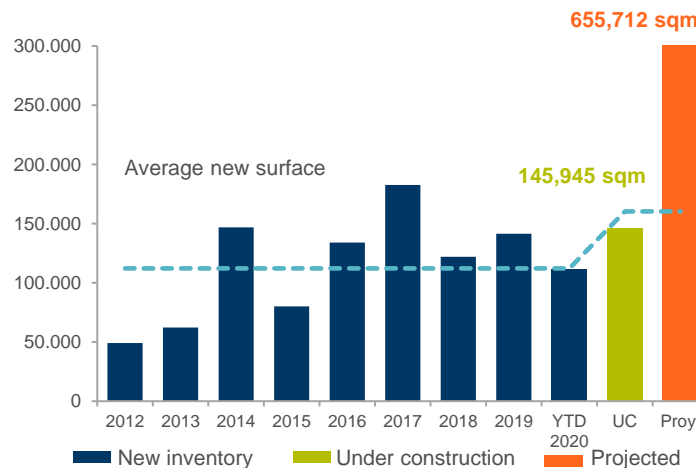
SUBMARKETS	INVENTORY CLASS A	NUMBER OF BUILDINGS	SURFACE AVAILABLE (SQM)	VACANCY RATE (%)	YTD OVERALL NET ABSORPTION (SQM)	UNDER CONSTRUCTION (SQM)	PROJECT ED (SQM)	OVERALL AVG ASKING RENT (USD/SQM/MONTH)	OVERALL AVG ASKING RENT (COP/SQM/MONTH)
Avenida Chile	92,118	5	8,093	8.8%	-7,135	-	-	\$19.2	\$67,249
Calle 100	175,657	16	12,334	7.0%	-7,358	76,600	52,400	\$18.4	\$64,379
Centro	96,178	3	44,116	45.9%	32,993	-	166,000	\$27.6	\$96,457
Chicó	160,697	22	21,568	13.4%	7,660	19,120	31,600	\$23.2	\$80,892
Nogal-Andino	151,657	21	18,575	12.2%	-2,056	12,000	58,000	\$24.9	\$86,985
Salitre	592,599	47	61,061	10.3%	10,457	38,225	208,545	\$17.5	\$60,976
Santa Bárbara	207,785	14	27,112	13.0%	-12,046	-	49,738	\$21.3	\$74,305
<b>CBD</b>	<b>1,476,691</b>	<b>128</b>	<b>192,859</b>	<b>13.1%</b>	<b>22,515</b>	<b>145,945</b>	<b>566,283</b>	<b>\$21.8</b>	<b>\$76,179</b>
Noroccidente	206,182	14	35,497	17.2%	6,102	-	89,429	\$18.3	\$64,043
<b>NON CBD</b>	<b>206,182</b>	<b>14</b>	<b>35,497</b>	<b>17.2%</b>	<b>6,102</b>	<b>-</b>	<b>89,429</b>	<b>\$18.3</b>	<b>\$64,043</b>
<b>TOTAL BOGOTA</b>	<b>1,682,873</b>	<b>142</b>	<b>228,356</b>	<b>13.6%</b>	<b>28,617</b>	<b>145,945</b>	<b>655,712</b>	<b>\$21.3</b>	<b>\$74,293</b>

CBD: Central Business District: Main corporate Submarkets Type A  
 NON-CBD: Non-Central Business District: Non-traditional corporate Submarkets Type.  
 (\*) TRM: 3,494 COP = 1 USD

ASKING RENT (USD / Sq.m / Month)  
 CBD / NON CBD



NEW INVENTORY (Sq.m)  
 PROJECTED SURFACE (Sq.m)



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\*\*The vacancy rate calculated and established by Cushman Wakefield, takes into account the physical / effective occupation of the spaces as opposed to the commercial vacancy which considers negotiations. The entrance to the inventory of a building is considered when it begins operations, including reception and administration.