

Industrial H1 2022

YoY Chg 12-Mo. Forecast

1.5%
Vacancy Rate



69,206
Net Absorption Sq.m - YTD



4.6
Average Asking Rent
(USD/Sq.m/Month) (*)



(*) It is clarified that the market data expressed in the report correspond to the total average of the classes: A+, A and B+

ECONOMIC INDICATORS H1.2023

YoY Chg 12-Mo. Forecast

10.4 % *
Unemployment Rate



0.6 % **
GDP Variation



12.4 % ***
Inflation Index



Source:
(*) DANE Mar - May 2023
(**) Forecast BBVA Research Q2-2023
(***) 12 months - May 2023

MARKET OUTLOOK:

The logistics market presented a 7% increase in inventory during the first half of the year, compared to the same period last year, which was driven by BTS (Build to Suit), resulting in an overall vacancy rate of 1.5%, which is unprecedented in this market. This figure reflects sustained demand for all types of warehouses, especially from the beverage industry and logistics operators.

In addition, the rapid occupation of space responds in part to the change in the dynamics of consumption, generating challenges in operations that has been confronted through the implementation of efficient technologies. These include automation systems, specialized software, Big Data, robotics and advanced automation, and warehouse management systems (WMS). These tools improve operations performance, optimize planning, provide real-time monitoring, and promote more sustainable and environmentally friendly logistics.

SUPPLY AND DEMAND:

Storage space in industrial parks continues to occupy steadily, reaching an availability for the end of the first half of the year of 45,360 sq m, which is 60,000 sq m less than a year ago. It is evident that Calle 80, which represents 54% of the current inventory, showed a dynamic behavior in recent periods, contributing 61% of the positive absorptions, followed by Mosquera, which is positioned with 21% of the inventory, and although it is the submarket with the highest vacancy, it has maintained interest, especially from logistics operators, which has resulted in 16% of the positive absorption.

Given the movements that the market is presenting and will present with the new BTS projects, a gradual increase in vacancy is expected, however, and according to demand, they will continue to be absorbed given the growing demand for warehousing expected to date.

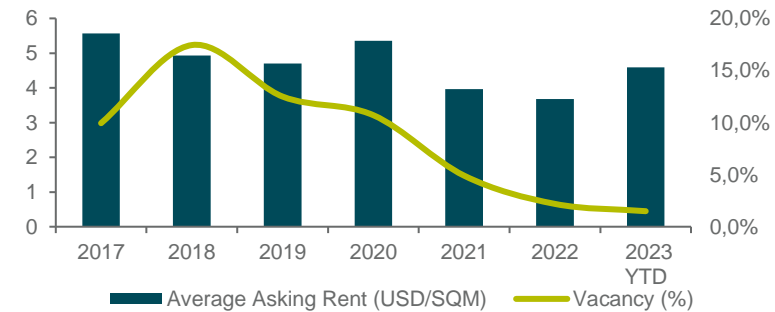
PRICING:

The asking rental price has shown an upward trend of 17% since the first half of the year 2023, reaching 4,6 USD/Sq m, a generalized growth where 10% was contributed by Tocancipá, 27% by Mosquera and 21% by Occidente de Bogotá, an increase largely due to the low supply that has been registered in all the corridors where the trend is towards 0, and the entry of new areas with high standard specifications for storage, increasing efficiency in logistics operations.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



ECONOMIC OUTLOOK

In the first quarter of 2023, economic growth was 3.0% compared to the same quarter of the previous year. This figure was lower due to the decrease in consumption and investment in the country. Although economic activity continued to slow in April, the labor market showed positive signs, as there was an increase in employment and a decrease in the unemployment rate at the national level.

Annual consumer price inflation decreased in May for the second consecutive month, reaching 12.4%. This decrease is mainly due to the reduction in annual food inflation, which dropped from 27.8% in December 2022 to 15.7% in May 2023. However, there were increases in regulated prices and services, due to increases in gasoline prices.

Regarding the foreign exchange market, the Colombian peso has appreciated around 13% so far this year, while risk premiums for Colombia have decreased. This situation has occurred in the context of the uncertainty in the global economy and the reduction in oil prices.

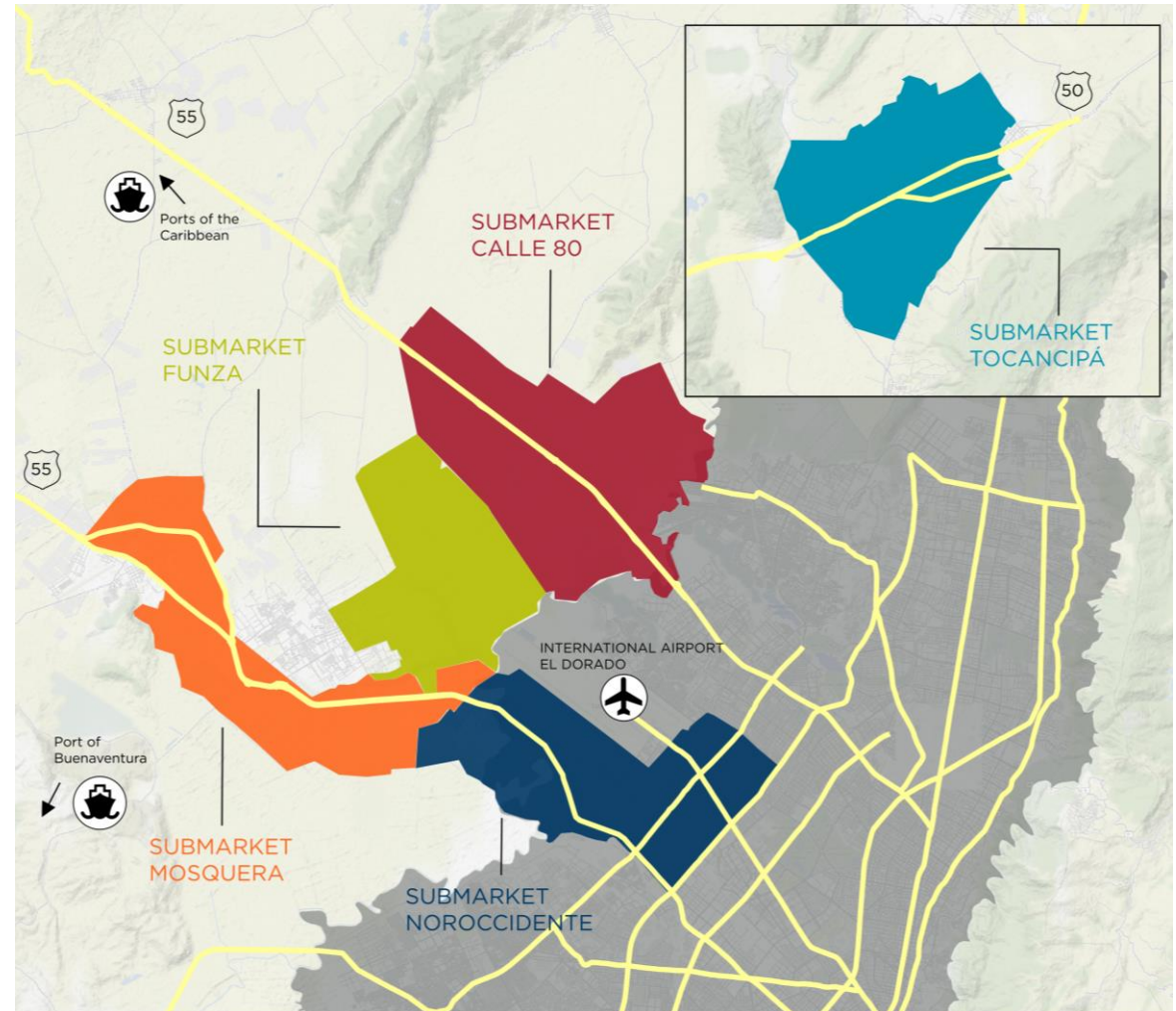
FUTURE OUTLOOK

The real estate sector is entering into the development of sustainable constructions, through different certifications, generating environmental benefits and savings for investors and occupants of this type of projects. As a result, most developers and owners of large surface areas are looking for them to comply with market demands in terms of technical and environmental specifications.

Currently, 361,637 sq. m. are under construction, which represents an increase of 38% compared to the same period of the previous year. This figure clearly reflects the interest in continuing to build warehouses, prioritizing the trend of custom-built construction. On the other hand, off-plan projects also showed a growth of 25%, reaching 820,292 sq. m.

It is important to note within the inventory of projects, there are some that do not yet have a confirmed construction start date.

WAREHOUSE MAP / BOGOTÁ / COLOMBIA

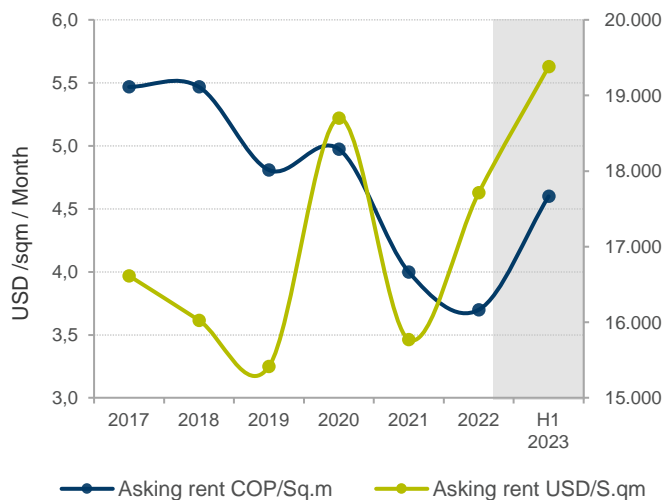


MARKET STATISTICS

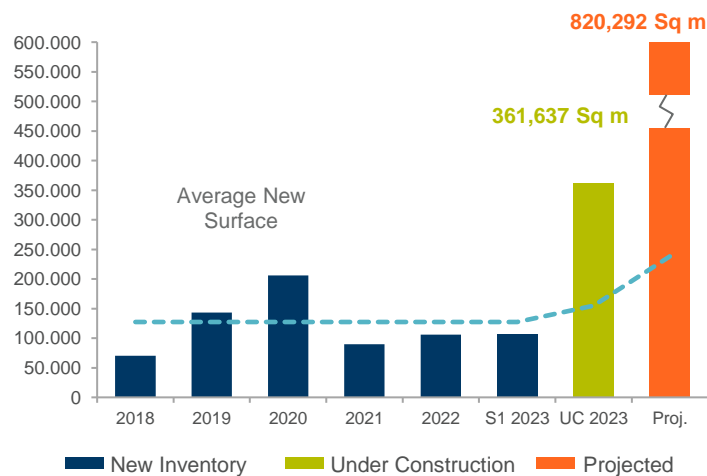
SUBMARKETS	INVENTORY CLASS	NUMBER OF LOGISTICS CENTERS	AVAILABLE SURFACE (SQ.M)	VACANCY RATE (%)	UNDER CONSTRUCTION (SQM)	PROJECTED (SQM)	OVERALL AVG ASKING RENT (COP/SQM/MONTH) (*)	OVERALL AVG ASKING RENT (USD/SQM/MONTH) (**)
Calle 80	1,667,477	18	15,599	1.0 %	246,637	681,777	\$22,445	USD 5.4
Funza	288,963	2	6,505	2.3 %	-	8,000	\$22,000	USD 5.2
Mosquera	650,943	6	16,031	2.5 %	49,000	105,515	\$15,235	USD 3.6
Occidente de Bogotá	121,997	6	3,125	2.6 %	-	-	\$28,815	USD 5.7
Tocancipá	353,134	6	4,100	1.2 %	66,000	25,000	\$16,415	USD 3.9
Classifications								
Clase A+	902,569	12	12,707	1.4%	177,000	312,515	\$23,510	USD 5.6
Clase A	1,114,803	10	20,852	1.9%	124,637	474,777	\$18,594	USD 4.4
Clase B+	1,065,142	16	11,801	1.1%	60,000	33,000	\$17,005	USD 4.1
TOTAL	3,082,514	38	45,360	1.5 %	361,637	820,292	\$19,382	USD 4.6

(*) Corresponds to the weighted average price and net of taxes.
 (**) TRM: 4.191 COP = 1 USD.

ASKING RENT COP / SQ.M / Month vs. USD / SQ.M / Month



NEW INVENTORY (SQ.M) PROJECTED SURFACE (SQ.M)



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