

YoY Chg 12-Mo. Forecast

10.7 %
Vacancy rate



57,718 (sq m)
Net Absorption YTD



\$ 73,870
Asking rent (COP/ sq m/month)



ECONOMIC INDICATORS Q3 2023

YoY Chg 12-Mo. Forecast

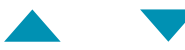
9.4 % *
Unemployment rate



1.4 % **
GDP Variation



11.43 % ***
Inflation index



Sources:
(*) DANE June-August, 2023
(**) Yearly Forecast BBVA Research Q3-2023
(***) Accumulated Up To August (12 Months)

OFFICE MARKET OVERVIEW

The Bogota office market is showing signs of recovery as indicated by a downward-trending vacancy rate that closed at 10.7%. This change is mainly due to market trends favoring more modern and functional office spaces with better infrastructure and transport options. Tenants are showing increased interest in newer offerings, suggesting dedication to high-quality office spaces. This is a new trend in a new context where hybrid approaches toward remote work appear to be here to stay.

The market has completed the post-pandemic recovery phase and has moved on to an expansion cycle. Demand for offices with international sustainability and well-being certifications has driven this growth. Demand for carbon-neutral spaces is driving design and architectural decisions.

Currently, 57% of active offices have sustainability certifications, and that number is only expected to rise.

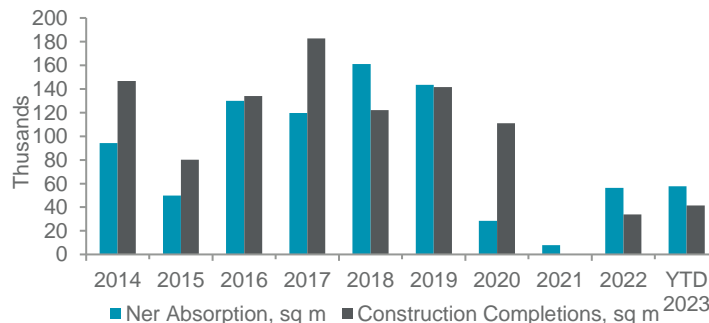
SUPPLY AND DEMAND

This year 42,000 sq m of new space has entered the market, resulting in a 2.4% increase in prime inventory. Demand for these new offices is indicated by the 52% that has already been leased. The Chico, Nogal Andino, and Santa Barbara submarkets have seen lowering vacancy rates with 2.28%, 3.17%, and 4.73% respectively. The most desired offices are in the 200-500 sq m and 1,100-2,500 sq m segments.

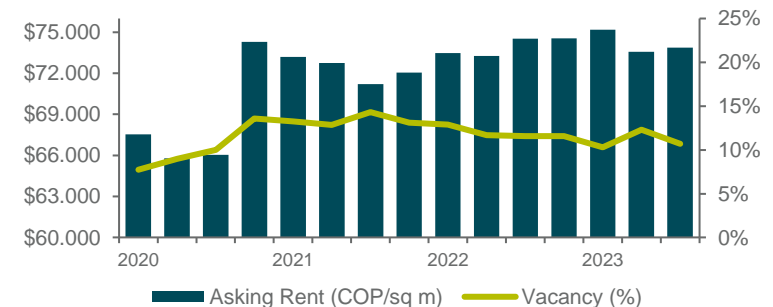
PRICE

Rent prices remained stable at COP 73,870 / sq m due to positive absorption of properties priced around the market average, and new vacancy in smaller, more expensive spaces (less than 200 sq m). Prices are expected to increase in the coming months mainly due to new offerings in recently-vacated premium spaces.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



ECONOMIC OUTLOOK

The Colombian economy is showing signs of strength. The Consumer Price Index (IPC) continues its 5-month downward trend and reached 11.43% in August. Unemployment is also falling and dropped a notable 9.3% in the month of August, a 1.4 percentage point improvement since last year when it was 10.6%.

Despite some variations in inflation and signals of deceleration in certain sectors, economic activity in Colombia remains solid. This is due mainly to a growing labor market with the highest employment levels in 5 years. The creation of new jobs and falling unemployment have been key in maintaining economic stability and well-being.

The Central Bank opted to keep interest rates at 13.25% in an effort to maintain economic stability as the country confronts inflationary issues.

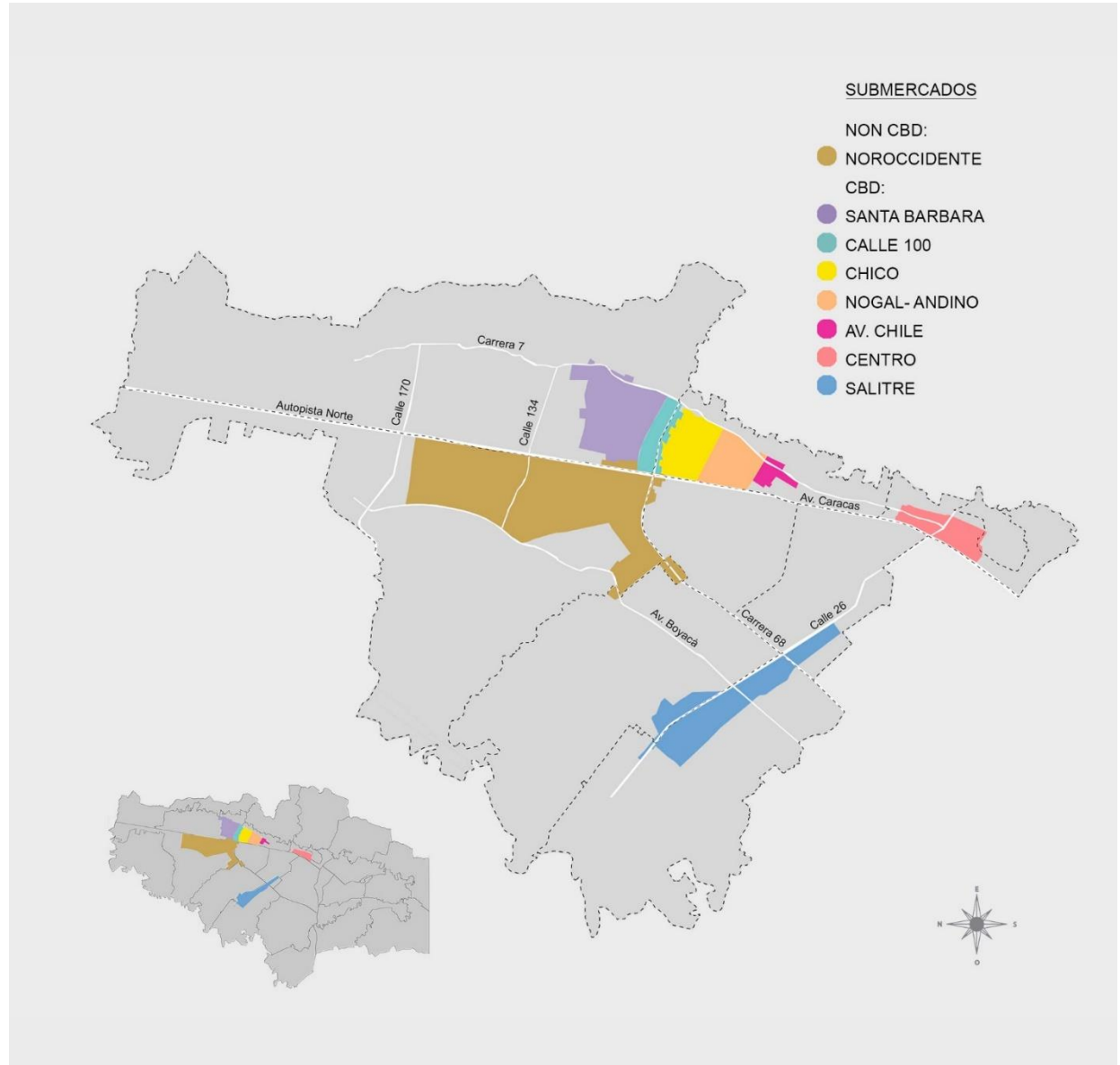
FUTURE OUTLOOK

There are currently 145,956 sq m under construction distributed between seven development projects. 6,813 sq m are expected to enter the market by the end of this year in the Nogal Andino submarket. The projects are advancing at an average pace.

There are currently 764,013 sq m of gross leasable area in the project phase expected to finish construction in six to 9 years. 36% of this space is located in the Salitre submarket, followed by the Centro submarket with 24%. The Proscenio, Connecta 80, and América Centro de Negocios projects are highly anticipated. It must be noted that the continuation of these projects depends heavily on macroeconomic factors. Investment conditions, a less restrictive monetary policy, and lower interest rates affect decisions to advance with these projects. Developers will also observe the absorption of other projects as they enter the market to guide their decisions.

En lo que respecta a la superficie proyectada en planos, se identifican 764,013 m² de Área Bruta Arrendable (GLA), con plazos de entrega que se extienden de 6 a 9 años. El corredor Salitre representa el 36% de esta futura oferta, seguido por el Centro con un 24%. Además, resaltan proyectos como Proscenio, Connecta 80 y América Centro de Negocios, los cuales tendrán un impacto significativo en el aumento del inventario de oficinas. Sin embargo, es esencial tener presente que la continuación de estos proyectos dependerá de diversos factores, como el comportamiento macroeconómico, las condiciones de inversión, una política monetaria menos restrictiva y tasas de crédito más bajas, todo esto en paralelo al rendimiento de la absorción en los próximos

OFFICE MAP WITH SUBMARKET DIVISIONS / BOGOTA / COLOMBIA

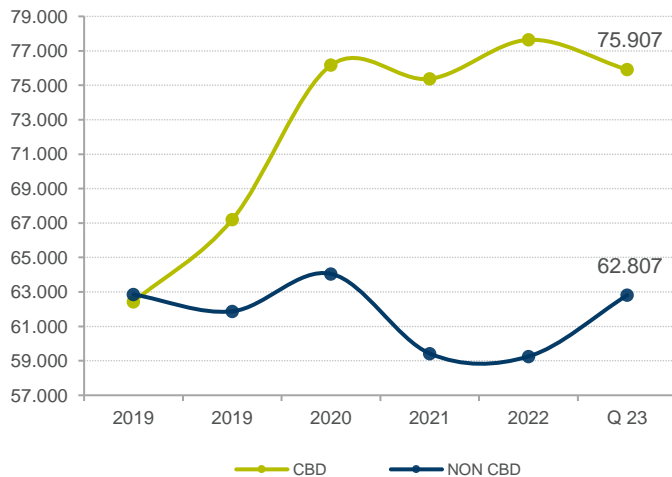


MARKET STATISTICS

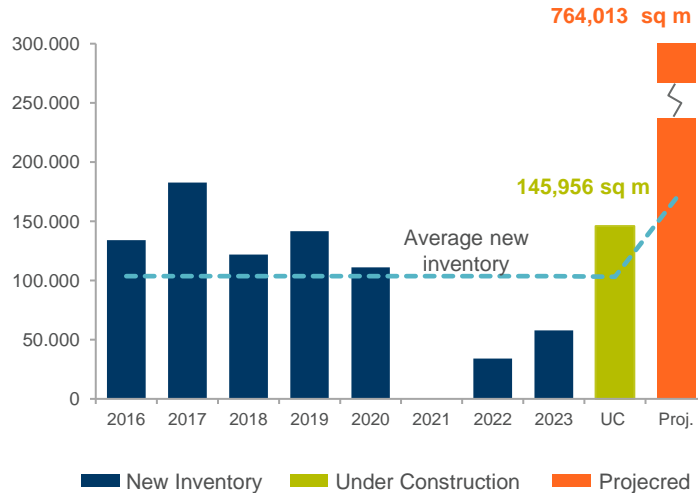
SUBMARKETS	CLASS A INVENTORY	BUILDING NUMBERS	AVAILABLE AREA (sq m)	VACANCY RATE (%)	YTD OVERALL NET ABSORPTION (sq m)	UNDER CONSTRUCTION (sq m)	PROJECTED (sq m)	CLASS A ASKING RENT (USD / sq m / month)	CLASS A ASKING RENT (COP / sq m / month) (*)
Avenida Chile	92,118	5	8,475	9.2%	211	-	-	\$ 17.2	\$ 69,600
Calle 100	175,657	16	14,286	8.1%	2,770	79,200	52,400	\$ 16.9	\$ 68,325
Centro	96,178	3	47,818	49.7%	-1,489	-	166,000	\$ 22.5	\$ 91,224
Chicó	183,770	25	4,185	2.3%	21,652	5,331	16,441	\$ 18.4	\$ 74,553
Nogal-Andino	157,457	22	4,995	3.2%	6,806	17,325	64,700	\$ 20.2	\$ 81,913
Salitre	636,553	50	69,709	11%	13,717	-	277,505	\$ 16.5	\$ 66,914
Santa Bárbara	207,785	14	9,822	4.7%	4,473	11,100	49,738	\$ 19.5	\$ 79,151
CBD	1,549,518	135	159,290	10.3%	48,140	112,956	626,784	\$ 18.7	\$ 75,907
Noroccidente	211,722	15	29,324	13.9%	9,578	33,000	137,229	\$ 15.5	\$ 62,807
NON CBD	211,722	15	29,324	13.9%	9,578	33,000	137,229	\$ 15.5	\$ 62,807
TOTAL BOGOTA	1,761,240	150	188,614	10.7%	57,718	145,956	764,013	\$ 18,2	\$ 73,870

Note: CBD: Central Business District refers to the principal class A corporate submarkets.
 NON CBD: Non-Central Business District refers to the non-traditional class A submarkets.
 (*) TRM: 4.054 COP = 1 USD

ASKING RENT (COP / 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 occupancy of the spaces as opposed to the commercial vacancy which considers assets that are being market despite being occupied. A building is considered established once it begins operation, with reception and operational administration.