

BUENOS AIRES OFFICE

Economic indicators

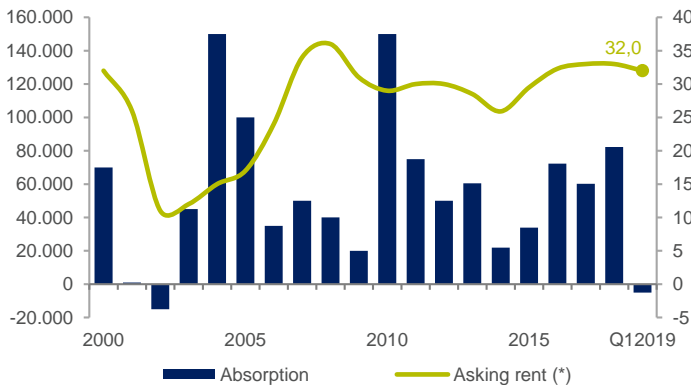
	Q1 18	Q1 19	12-Month Forecast
Unemployment rate (Q4)	7,2%	9,1%	▲
GDP variation (Q4)	2,9%	-6,2%	▼
Inflation index YTD	25,4%	54,7%	▲

Market indicators (Class A)

	Q1 18	Q1 19	12-Month Forecast
Overall vacancy	4,9%	6,7%	▲
Net absorption (sq. m) YTD	-3.390	-5.096	▲
Under construction (sq. m)	402.800	338.280	▲
Average asking rent (*) (USD/sq. m/month)	34,0	32,0	▼

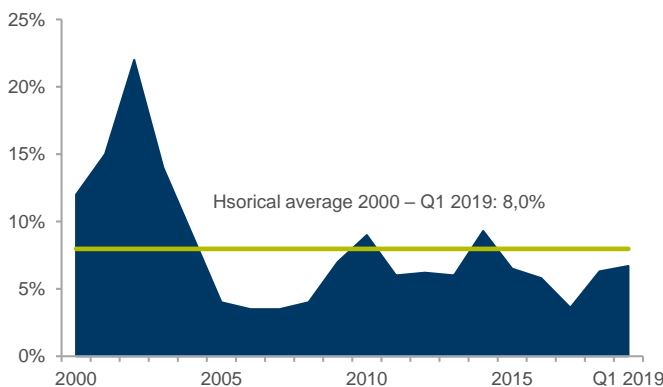
(*) Corresponds to average of submarkets Catalinas-Plaza Roma and Retiro-Plaza San Martin.

Net absorption (sq m) / Asking rent (USD/sq m/month) (Class A)



(*) Corresponds to average of submarkets Catalinas-Plaza Roma and Retiro-Plaza San Martin.

Overall vacancy (%) (Class A)



Economic Outlook

All along the first quarter of 2019, economic activity continued reversing. Last quarter of 2018 measurements shows a 6,2% drop in GDP, with respect to the same period of the previous year, meanwhile the annual figure registers a decrease of 2,5%.

The macroeconomic evolution of the fourth quarter of 2018 shows a 25% fall in gross fixed capital formation, a 9,5% diminish in private consumption and 5,1% in public consumption.

The exchange rate instability during the quarter, and the continuous dollar appreciation with respect to Argentine currency, was reflected in an inflation rise. March CPI recorded a 4,7% increase compared to the previous month, and driven the annual cumulative figure to 54,7%.

Despite this panorama, the government has recently achieved a new disbursement on behalf of the IMF which entered the Central Bank raising the reserves to record figures. The monetary policy of the BCRA continues to focus on avoiding the exchange of pesos for dollars, for that purpose high interests rates are being applied to capture deposits in pesos.

The devaluation of the peso and its recessionary and inflationary impacts had a particularly negative effect over social indicators, however employment was not the most punished. As a result of the currency crisis, the purchasing power of the family wage suffered a great deterioration and it is observed a change of their habits in private consumption.

Facing this complex social scenario, in short term, the government's challenge will be to take actions with quick results, not only to stabilize exchange market and control inflation, but also to face forward a year of many speculations, given the electoral process that approaches.

Market Outlook

During the first quarter of 2019 the movement of the market was relatively scant due to the complex economic context, nonetheless an active demand is being perceived.

The year 2018 ended with a vacancy that in this quarter remains without major changes, although an increase during 2019 it is expected with the completion of buildings currently under construction.

At a general level, market prices descended up to 3,7% compared to the end of the previous year. This variation can be greater in older buildings, and in availabilities that have been on the market for a long time.

In the first quarter of the year vacancy slightly scaled up to 6,7%. This represents 87.595 sqm of availability in the market, a figure 6,2% higher than the previous quarter.

Even though available surface had an equitable growth between the CBD and NON CBD area, the highest vacancy increase is observed in the CBD with 5,3%, a figure that implies a growth of 10% in comparison to the earlier quarter.

For submarkets, Panamericana corridor continues focusing the largest amount of available surface with a 14,4% vacancy, followed by Microcentro with 9,5% and Nodo Panamericana-Gral. Paz that has 8,9% vacant.

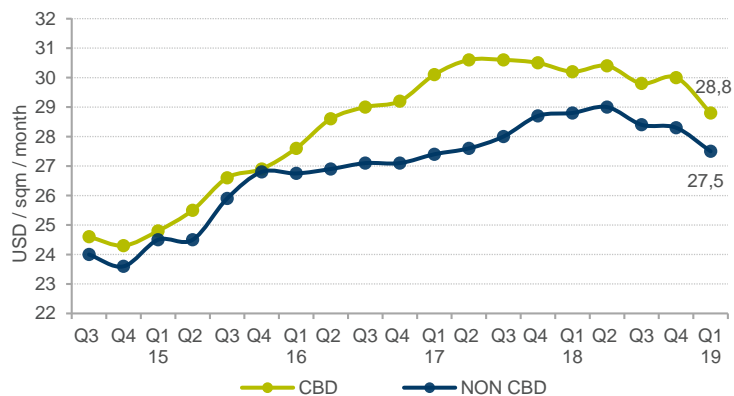
IN 2019, 161 THOUSAND SQM MAY ENTER THE MARKET, A FIGURE THAT REPRESENTS 12,4% OF THE TOTAL INVENTORY

Regarding rental price, the currency crisis and its reflection on the economic activity originated a price descend that it replicates in most of the submarkets. The most affected were the corridors 9 de julio (-10,3%) and Panamericana (-7,7%), and Catalinas-Plaza Roma (-5,4%).

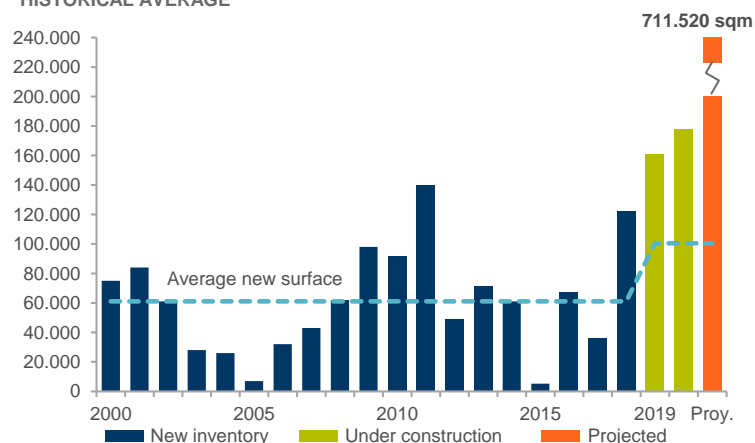
Nowadays are found 338.280 sqm under construction so that, for this year, a delivery of 160.710 sqm it is expected leading to an increment of 12,4% in premium offices inventory. Although all submarkets have projects in development, 56,5% of surface in production is in CBD area.

With respect to surface in project, this ascends to 711.20 sqm., 59,8% of them will be located in NON CBD area.

Asking rent(USD/sq m/month) CBD / NON CBD
THE ASKING RENT IN THE CBD AREA DECREASE A 4,2% IN COMPARISON TO THE PREVIOUS QUARTER



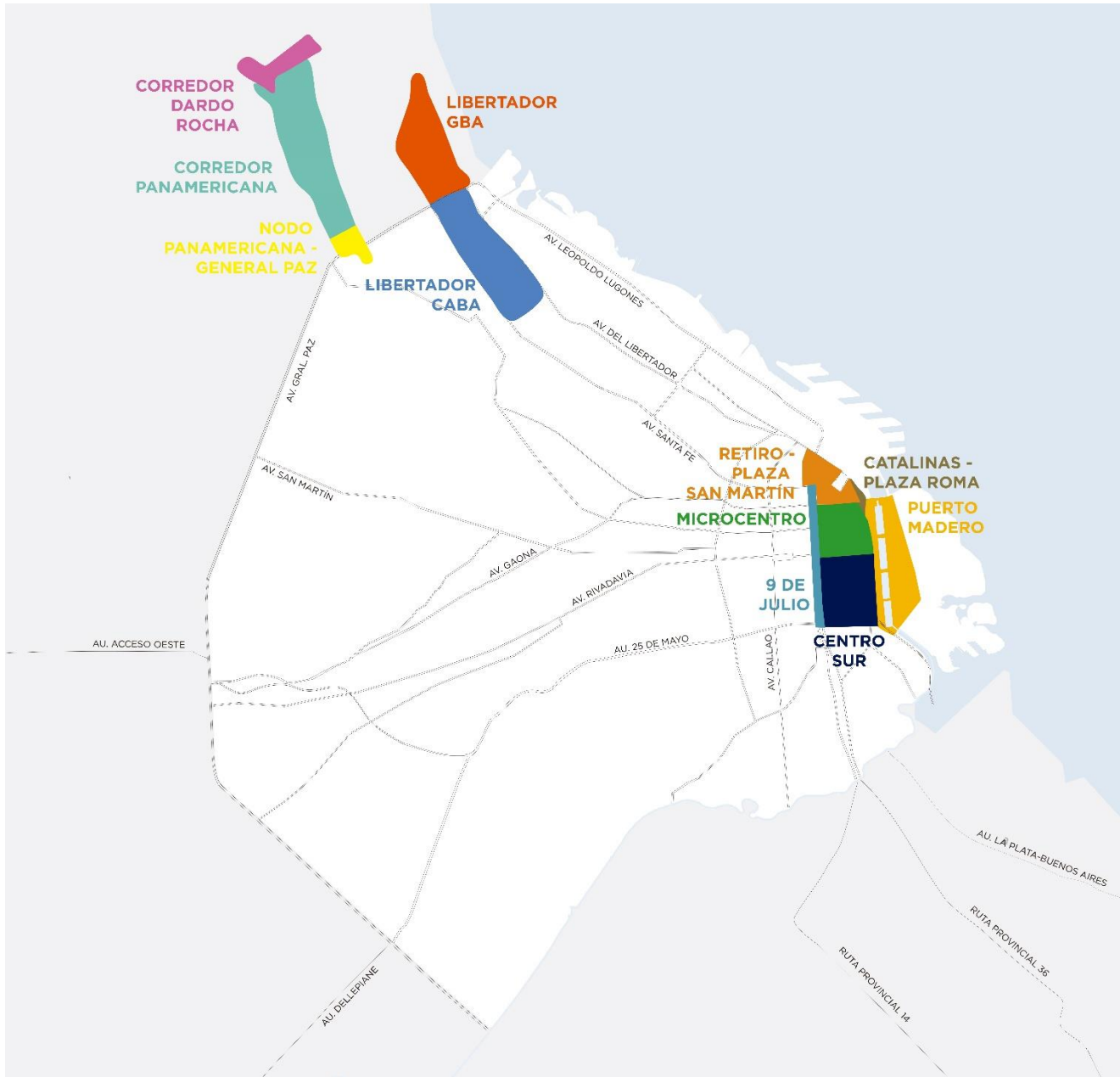
New inventory (sq m) / Projected surface (sq m)
UNDER CONSTRUCTION AND PROJECTED SPACE RISES 64,5% OVER THE HISTORICAL AVERAGE



SUBMARKET	INVENTORY CLASS A	SURFACE AVAILABLE (SQM)	VACANCY RATE (%)	AVERAGE ASKING RENT (USD/SQM/MONTH)	UNDER CONSTRUCTION (SQM) (*)	PROJECTED (SQM) (*)
Catalinas-Plaza Roma	339.650	15.798	4,7%	35,0	79.425	236.000
Puerto Madero	243.170	18.738	7,7%	28,0	11.650	30.300
Microcentro	68.910	6.561	9,5%	26,0	23.500	-
Retiro-Plaza San Martín	77.445	3.275	4,2%	29,0	-	-
9 de Julio	73.990	1.240	1,7%	26,0	13.800	-
Centro Sur	59.160	-	-	-	18.400	19.500
CBD	862.318	45.612	5,3%	28,8	178.774	285.800
Corredor Panamericana	222.209	32.076	14,4%	24,0	37.287	113.000
Corredor Dardo Rocha	-	-	-	-	14.600	17.000
Nodo Panamericana - General Paz	107.860	9.630	8,9%	26,0	13.760	154.390
Libertador GBA	95.706	275	0,3%	29,0	31.854	74.830
Libertador CABA	12.385	-	-	31,0	62.000	66.400
NON CBD	438.159	41.981	9,5%	27,5	159.502	425.620
BUENOS AIRES TOTAL CLASS A	1.300.477	87.593	6,7%	28,2	338.276	711.520

(*) Corresponds to rentable surface according to the available information.

OFFICE MARKET MAP WITH SUBMARKET DIVISION BUENOS AIRES / ARGENTINA



Cushman & Wakefield
Carlos Pellegrini 1141, 6° floor
C1009, Buenos Aires, Argentina
Tel: +11 5555 1111
Fax: +11 5555 1100
www.cushwakeargentina.com

For more information please contact:

KARINA LONGO
Research Manager Southern Cone
Tel +11 5555 1134
Karina.longo@sa.cushwake.com

About Cushman & Wakefield

Cushman & Wakefield was founded in New York in 1917. Argentina's office opened in 2000. It offers a wide range of real estate Premium services for both corporations (companies) and investors. Cushman & Wakefield is among the largest commercial real estate services firms in the world with revenues of \$6 billion across core services of agency leasing, asset services, capital markets, facility services, global occupier services, investment & asset management, project & development services, tenant representation, and valuation & advisory.

Copyright © 2019 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources considered to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.