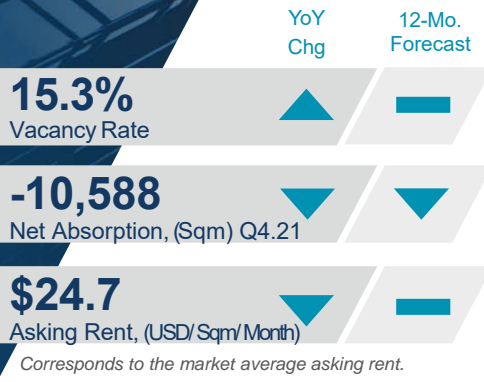


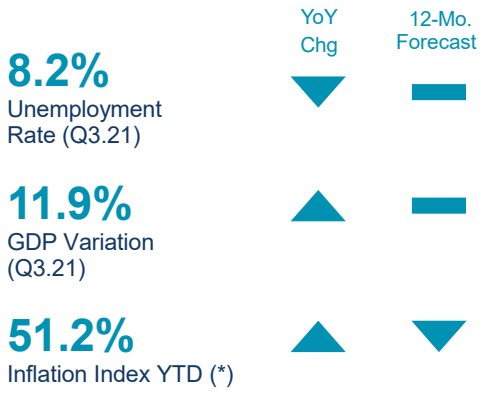
# BUENOS AIRES



Office Q4 2021



### ECONOMIC INDICATORS Q4 2021



Source: National Statistical and Census Institute (INDEC)  
(\*) Corresponds to October 2021

### MARKET OUTLOOK:

The end of the year confirms the stability of the office market, after two of pandemic crisis. The last quarter showed a vacancy of 15.3%, only one point higher than the previous one, continuing the trend of the first three quarters. Within the current vacancy, 3% corresponds to a completed project in the Distrito Tecnológico submarket, being the submarket with the lowest vacancy.

The situation of stability is due, in part, to the continuation of a progressive return to workspaces.

### SUPPLY AND DEMAND:

Quarterly net absorption continues to be negative since the beginning of the pandemic, with 10,588 sq.m unoccupied, also, the rate of unemployment has been slowing down, considering that during the second half of the year an area equivalent to 30% of the unoccupied footage was vacated during the the first half. This absorption is the result of 7,319 sq.m occupied and 17,907 sq.m unoccupied.

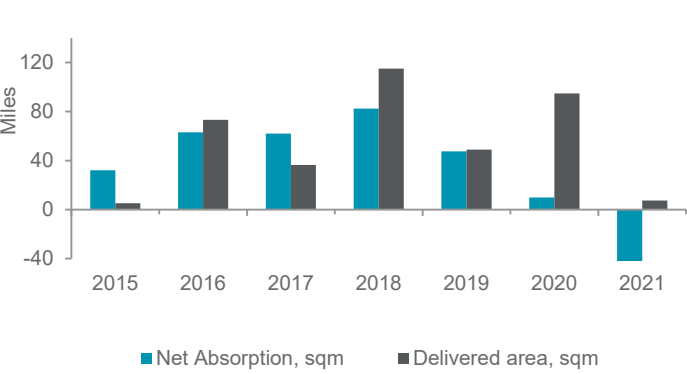
The trend of spaces being rented in the “Non-CBD” area is accentuated, since during the last quarter, 100% of the occupations were constituted in this sector. The Corredor Panamericana submarket was the most affected in these months, with 7,801 sq.m now available for rent, not much different is the situation of Catalinas-Plaza Roma, an area where 6,276 sq.m were vacated. Zona Dot and Distrito Tecnológico are the submarkets with the highest positive absorption this quarter, with 2,412 sq.m belonging to Loop, a recently finished office building.

### PRICING:

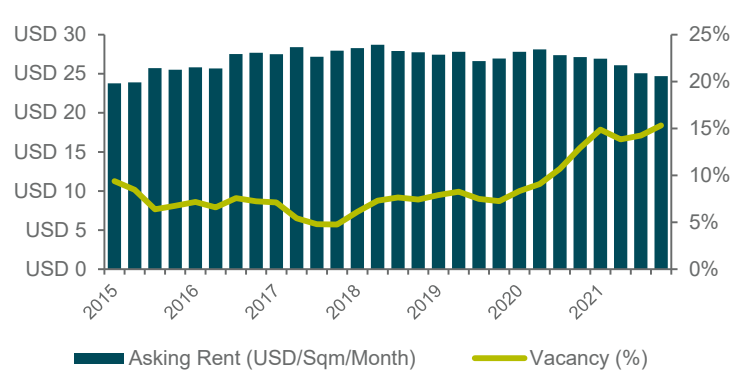
The average asking rent for class A offices ended at 24.7 USD/sq.m, continuing the downward trend with a year-on-year variation of -8.9%, being almost the same as the previous quarter. The Centro Sur submarket made the difference, lowering the rental asking price by 30%.

On the other hand, the drop in the asking price on the “Non-CBD” area offices is no longer that pronounced, and Catalinas-Plaza Roma is once again the most appreciated sector in the market with an average value of 30 USD/sq.m.

### SPACE DEMAND / DELIVERIES



### OVERALL VACANCY & ASKING RENT



## ECONOMIC OUTLOOK

The Argentine economy continues its recovery process, registering an improvement in most indicators, despite the appearance of new variants of SARS-CoV-2.

The GDP registered, by the end of 2021, a year-on-year rise of 11.9%, almost one point more than in the accumulated of the first three quarters of this year.

The country continues to show signs of the recovery in economic activities as the pandemic continues, most of the components of aggregate demand were showing an upturn throughout the second half of the year, with the exporting sector being the most predominant, with a rise of 7.3%. There was a 2.8% rise in private consumption due to the adjustment of salaries and the increase in social spending during the pre-electoral period.

A pre-pandemic similar economic scenario is visualized. Even the most affected activities, such as tourism and gastronomy, are showing recovery due to increased circulation.

Finally, the vaccination plan and the control of the new variants are reflected in the indicators, so it is expected that these measures will positively affect the situation in the country.

## FUTURE OUTLOOK

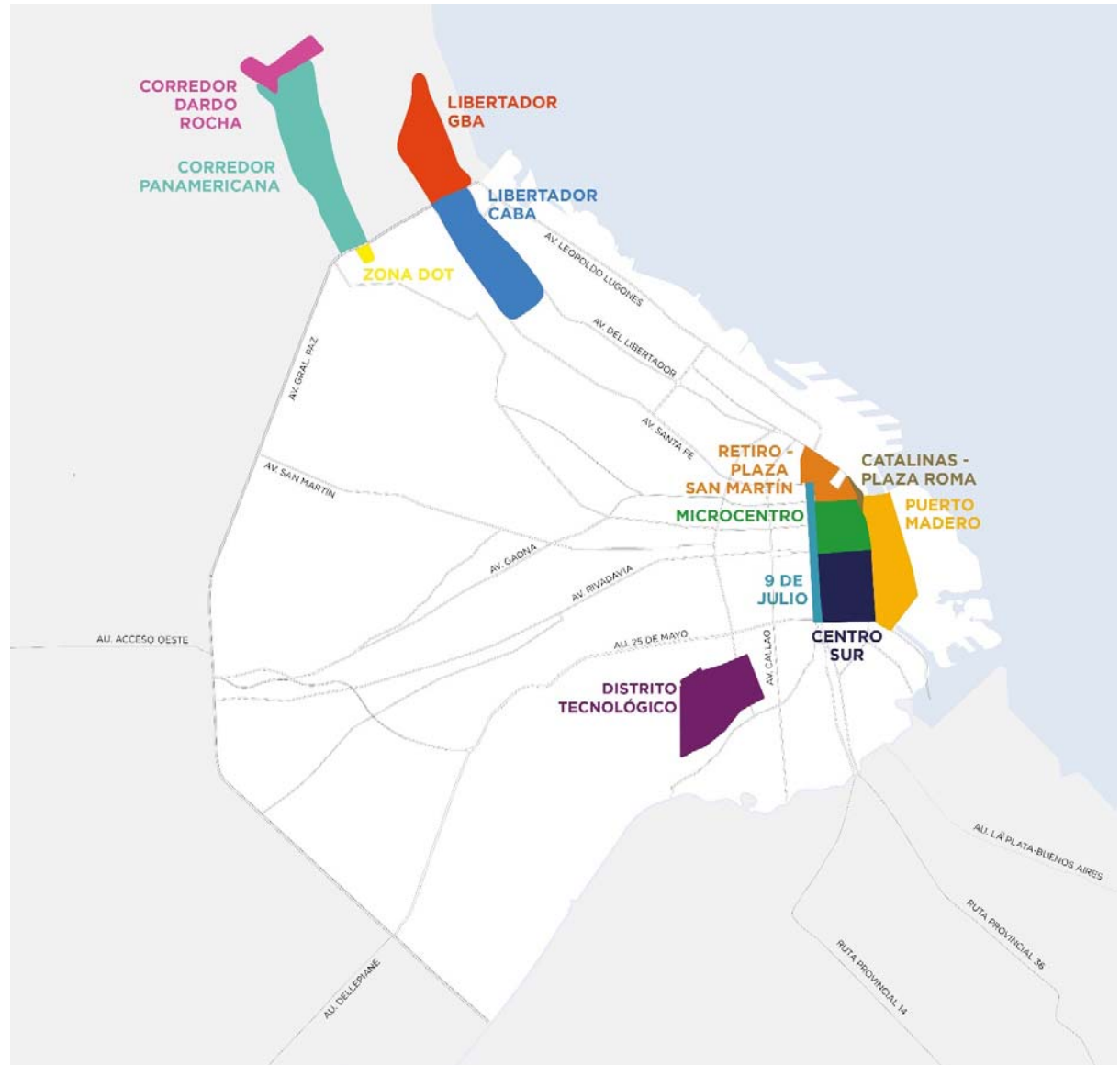
There are currently 276,645 sq.m under construction, no changes are shown compared to the previous quarter, except for 7,500 sq.m project completed in the Distrito Tecnológico submarket.

Other developments were expected to conclude by the end of this year, but due to restrictions, only one of them did, so, although the delivery date of 95% of the total under construction is settled for 2022, they could undergo changes and enter the market in 2023.

The outlook is positive regarding the behavior of vacancies, since about 50% of the volume under construction is in districts with vacancies below 10%.

Finally, there are 729,095 sq.m projected until 2026, however, this could suffer variations because developers are analyzing the return to the offices, the areas and the products in demand before continuing with the projects.

## OFFICE MAP WITH SUBMARKET DIVISIONS BUENOS AIRES / ARGENTINA

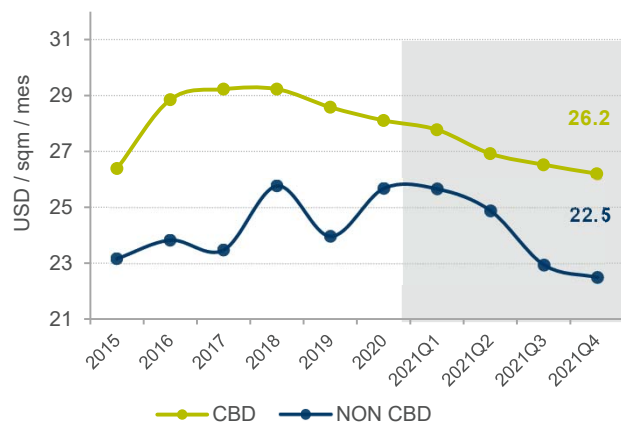


MARKET STATISTICS (\*)

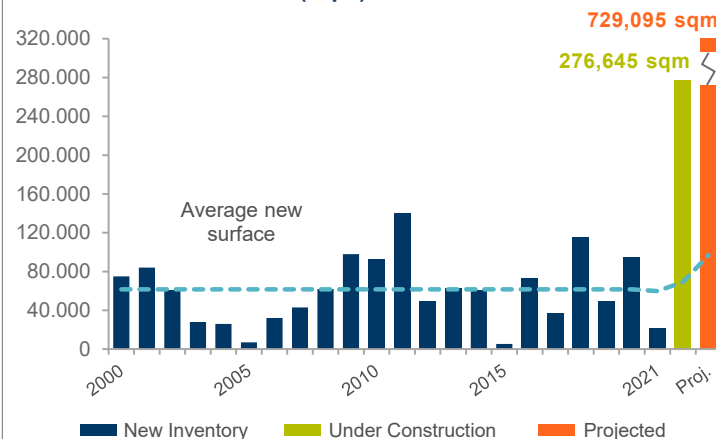
SUBMARKETS	INVENTORY CLASS A	NUMBER OF BUILDINGS	SURFACE AVAILABLE (SQM)	VACANCY RATE (%)	YTD OVERALL NET ABSORPTION (SQM)	UNDER CONSTRUCTION (SQM) (*)	PROJECTED (SQM) (*)	OVERALL AVG ASKING RENT CLASS A (USD/SQM/MONTH)	OVERALL AVG ASKING RENT CLASS B (USD/SQM/MONTH)
Catalinas-Plaza Roma	351,005	13	57,605	16.4%	-21,384	44,225	236,401	28.9	18.0
Puerto Madero	248,421	15	37,935	15.3%	-5,081	-	30,300	28.5	20.2
Microcentro	111,665	6	28,390	25.4%	-3,635	17,000	-	21.7	14.1
Retiro-Plaza San Martín	55,280	4	4,707	8.5%	-1,942	32,400	-	28.0	20.4
9 de Julio	73,986	6	9,373	12.7%	-1,736	-	25,000	20.8	15.8
Centro Sur	64,943	3	5,783	8.9%	-	-	37,900	14.0	12.1
<b>CBD</b>	<b>905,300</b>	<b>47</b>	<b>143,793</b>	<b>15.9%</b>	<b>-10,106</b>	<b>93,625</b>	<b>304,601</b>	<b>26.2</b>	<b>16.3</b>
Corredor Panamericana	256,621	24	61,981	24.2%	-22,735	37,287	122,435	20.3	16.2
Corredor Dardo Rocha	-	-	-	-	-	57,316	-	-	19.7
Zona Dot	77,298	5	8,447	10.9%	340	-	80,831	24.6	19.0
Libertador GBA	95,706	10	5,689	5.9%	557	31,854	74,828	28.0	21.9
Libertador CABA	72,426	2	12,756	17.6%	5,135	19,000	39,400	30.0	19.7
Distrito Tecnológico	177,025	12	10,256	5.8%	2,412	37,563	107,000	22.0	10.4
<b>NON CBD</b>	<b>679,076</b>	<b>53</b>	<b>99,129</b>	<b>14.6%</b>	<b>-482</b>	<b>183,020</b>	<b>424,494</b>	<b>22.5</b>	<b>18.8</b>
<b>BUENOS AIRES TOTALS</b>	<b>1,584,376</b>	<b>100</b>	<b>242,922</b>	<b>15.3%</b>	<b>-48,069</b>	<b>276,645</b>	<b>729,095</b>	<b>24.7</b>	<b>16.9</b>

Corresponds to rentable surface according to available information

ASKING RENT (USD / Sqm / Month)  
CBD / NON CBD



NEW INVENTORY (Sqm)  
PROJECTED SURFACE (Sqm)



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