

ECONOMIC INDICATORS

	GDP Var (%)	Unemployment Rate (%)	Inflation Index(%)	Monetary Policy Rate (%)
Argentina	3.9	6.9	117.8	32.6
Brasil	3.2	6.2	4.8	12.3
Chile	2.3	8.2	4.5	5.0
Colombia	2.9	8.8	5.2	9.5
Perú	3.8	5.7	2.0	5.0

Sources: Latest official data available
LCA and National Statistics Institute per country

SOUTH AMERICA'S ECONOMY, ON THE PATH TO RECOVERY

According to World Bank's recent "Economic Outlook" report, Latin America is close to winning the battle against inflation and effectively turning the page on the macroeconomic problems caused by the pandemic. Interest rates in South America and the United States have declined, resulting in less pressure on households and on the banking system expectant of increasingly strong economic activity. The focus for Latin America remains on improving the region's anemic growth rates. According to the report, regional GDP is forecast to expand by 2.2% in 2024, with expectations of 2.6 growth by 2025.

Kantar's Latin American consumer trends report defines 2024 as a year of transformations in the region's consumption. Omnicanality is consolidating, consumers continue to show a preference for options such as e-commerce and outlets, which directly impacts the demand for space and the dynamics of logistics centers.

POSITIVE BALANCE IN THE LOGISTICS MARKET

Throughout 2024, logistics demand matched with retail consumption trend, led by the logistic operators, food, retail and pharmaceutical sectors. Likewise, an increase in the average port transfer rate has had a direct impact on the market, especially for the "port cities" that store cargo for other areas of the country.

Year-end inventory in South America was close to 25 million square meters. Vacancy, which had increased during 2023 in most cities in the region, declined again by the end of 2024, mainly as a result of a 40% reduction in speculative new construction. In Bogota, Lima and Santiago, centers have been opening with a high rate of pre-leasing.

HIGHLIGHTS BY MARKET

SANTIAGO



55%

DECREASES ITS VACANCY YoY

Reaching a figure of 1.02%.

BUENOS AIRES



60%

DEMAND INCREASES YoY

TOTALING 135,174 Sqm.

SÃO PAULO



1,482,539 Sqm.

UNDER CONSTRUCTION

Closing 2024

BOGOTÁ



USD 6.4/Sqm.

AVERAGE ASKING RENT In A+ Warehouse/ Distribution facilities

LIMA



100 %

OF OCCUPATION Recorded at Villa El Salvador district

INCREASE IN PORT ACTIVITY

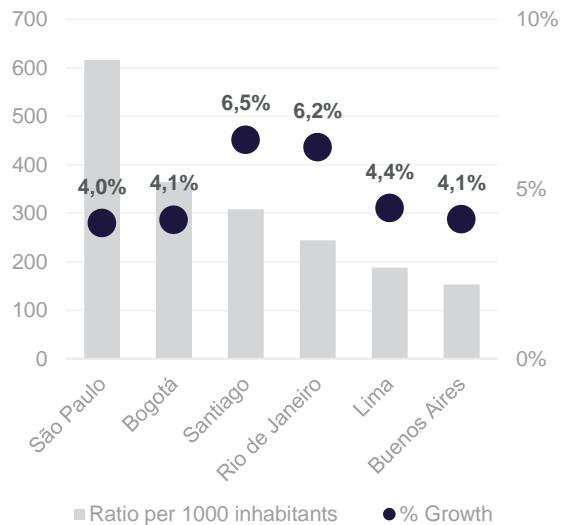
The year-on-year growth (2023 vs. 2024) of logistics real estate inventory in South America was 5.1%, equivalent to an area of 1,244,320 m², a figure 50% lower than the increase seen at the end of 2023, when inventory grew by 2,300,000 m². This year, most significant increases in inventory took place in Santiago, with 6.45%, and Rio de Janeiro, with 6.23% variation.

In terms of logistics real estate inventory and its scale, in Santiago, Buenos Aires and Rio de Janeiro, this indicator remains largely unchanged, going beyond 2.5 million square meters of class A and A+ logistics real estate in 2024. From the viewpoint of the ratio of logistics real estate inventory per inhabitant, after São Paulo, Bogota is the city with the highest number of square meters per inhabitant, with a total of 364, followed by Santiago, Rio de Janeiro and Lima, with an average of 235 square meters per 1,000 inhabitants.

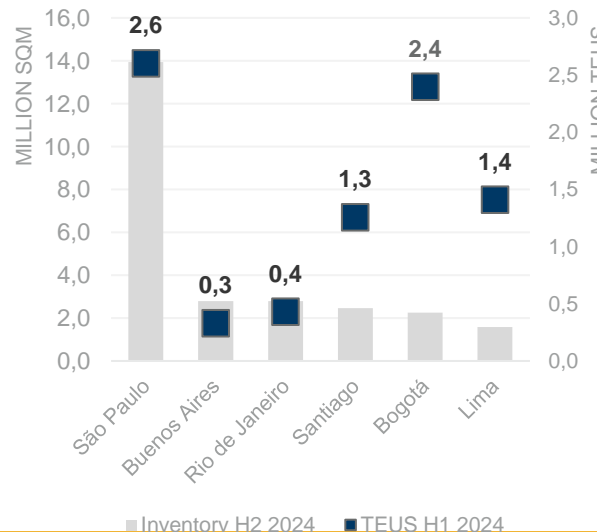
Port throughput increased once again in the first half of 2024, reaching pronounced growth in San Antonio (+25), all Brazilian ports (+20%), Cartagena (+13%) and Callao (+12%).

Port of Santos, with 2.6 million TEUs, followed by the ports associated with Bogota had a transfer rate of 2.4 million TEUs. The ports of Callao and Valparaíso-San Antonio also stand out, with an average rate of 1.6 million TEUs transported in the first half of the year.

INVENTORY RATIO SQM/1.000 INHABITANTS** VS. YEAR-ON-YEAR GROWTH



LOGISTIC INVENTORY (MILLION SQM) H2 2024 VS. THROUGHPUT* H1 2024 (MILLION TEUS)



BOGOTÁ

8.0
Mi. inhabitants**
2.3
Mi. sqm
2.4
Mi. TEU

SÃO PAULO

22.6
Mi. inhabitants**
14.0
Mi. sqm
2.6
Mi. TEU

LIMA

11.1
Mi. inhabitants**
1.6
Mi. sqm
1.6
Mi. TEU

RIO DE JANEIRO

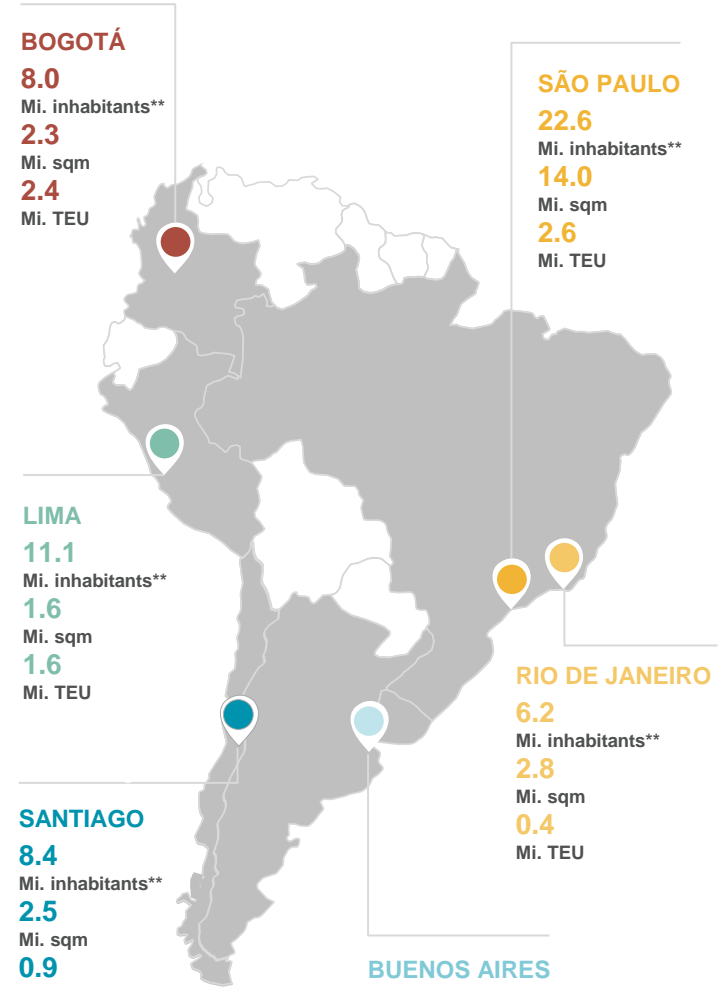
6.2
Mi. inhabitants**
2.8
Mi. sqm
0.4
Mi. TEU

SANTIAGO

8.4
Mi. inhabitants**
2.5
Mi. sqm
0.9
Mi. TEU

BUENOS AIRES

18.2
Mi. inhabitants**
2.8
Mi. sqm
0.3
Mi. TEU



DECREASE IN VACANCY RATE

Average vacancy across the region stood at 7.56%, a figure 20% lower than the 2023 year-end indicator. The trend has been reversed compared to the same period of previous year, when vacancy increased from 8 % to 9 %. It is possible to observe in most of the cities that the availability indicators showed a significant decrease compared to the period: Santiago, -50 %, and Rio de Janeiro and Buenos Aires, -25 %, approximately.

Vacancy decline is the result of a lower amount of new building development (45% lower), which, until 2023, kept a steady parallel behavior to that of demand. Likewise, in several markets in the region, there is an increased interest from investors for maintaining a development model that focuses on construction of new space with pre-committed leasing agreements.

Cumulative net absorption for 2024 was 1,628,579 m², 16% lower than in 2023. Despite the obvious decline from the previous year, Rio de Janeiro increased its result fourfold, and Buenos Aires grew by 60%.

RENT PRICE DECREASE DUE TO US DOLLAR EXCHANGE RATE

At the end of 2024, average asking rents in South American cities were 5.41 USD/sq m. This represents a reduction of 14% compared to the result for the same period in the previous year, thus maintaining the downward trend shown by this indicator since the first half of 2023.

Although Santiago, Bogota, São Paulo and Rio de Janeiro showed a year-on-year increase in rental prices in local currency, rental prices in dollars fell by an average of 20% year-on-year, as a result of the devaluation of their currencies.

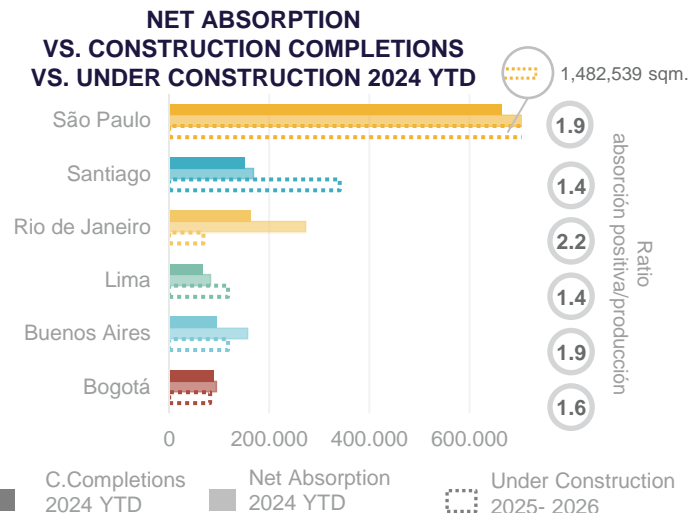
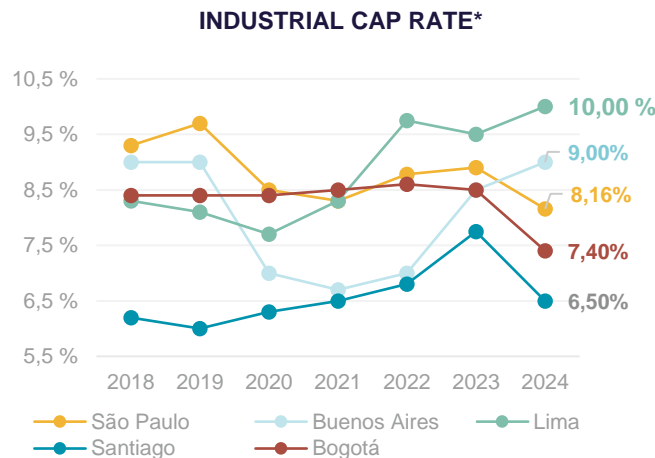
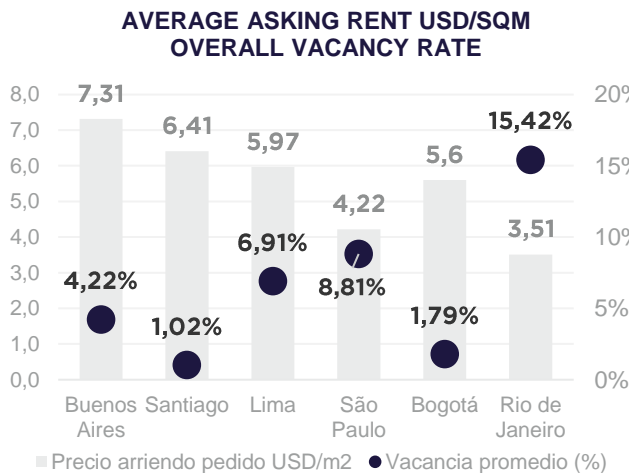
PRESENT AND FUTURE: INCREASE IN PROJECTS UNDER CONSTRUCTION

As mentioned above, and as seen in key ratios (greater than one), demand (or positive absorption) exceeded new space intake in all South American markets during 2024, driving vacancy down.

In Buenos Aires, Rio de Janeiro and São Paulo, demand (positive absorption) was twice as high as new inventory, which destabilized available supply.

In 2024, while overall there was a decrease in new space production compared to 2023, several new centers began construction, which increased space under construction by 80%. São Paulo is the market that has distinguished itself as the city where a large number of new developments have taken place, increasing from 500,000 m² in 2023 to 1,500,000 m² by the close of 2024. In second place is Santiago with 340,000 m² under construction, followed by Buenos Aires with 118,000 m². Lima, on the other hand, increased its area under development by 81%, reaching 117,651 m².

This unlocks new prospects for the region's future inventory, which is expected to grow by 10% over the next two years.



KEY STATISTICS H2 2024

Submarket	Class A Inventory (sqm)	Available Surface (sqm)	Vacancy Rate	Asking Rent (USD/sqm/Month)	Net Absorption YTD (sqm)	Under Construction (sqm)
São Paulo	13,943,840	1,228,963	8.81%	4.22	884,814.00	1,482,539
Rio de Janeiro	2,790,715	430,425	15.42%	3.51	273,018.00	68,374
Buenos Aires	2,797,126	118,668	4.24%	7.31	135,174.00	118,000
Santiago	2,475,709	25,356	1.02%	6.41	168,657.00	340,943
Bogotá	2,260,739	40,561	1.79%	5.6	94,317.00	82,258
Lima	1,586,930	109,716	6.91%	5.97	83,233.00	117,651
	25,855,059	1,953,689	6.91%	5.51	1,639,213	2,209,765

USD/COP = 4,409 | USD/UF=0.039 | USD/BRL=6.19

**Throughput: Effective port transfer rate expressed in units of TEUS. This indicator is measured by dividing units moved for both import and export by the linear meters of berthing per terminal.*

***Inhabitants: Population data considered for the Metropolitan Area where consumption and financial activity is concentrated.*

****Capitalization rate is calculated by dividing net operating income (NOI) by purchase price of the property*

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