

# 3Q2018

## MEXICO CITY INDUSTRIAL MARKET OVERVIEW



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## MARKET INDICATORS



## ECONOMIC OUTLOOK

The World Bank forecasts that global economic growth will reach 3.9% in 2018 and 2019 within an international context marked by rising oil prices, expanding corporate profits in the United States, growing commercial tensions and increasing pressures over the exchange rates of countries with weaker economic foundations. Also, the strained NAFTA negotiations between the countries of North America ended up in the substitution of the aforementioned by the United States-Mexico-Canada-Agreement, also known as USMCA.

Within the national panorama Mexican economy gained strength during the second and third quarters of the current year despite the political uncertainty generated by the presidential elections of July 1st, in which Andrés

Manuel López Obrador was elected Mexico's next President (2018-2024) after obtaining more than 50% of the votes.

A prosperous service sector and an upturn in manufacturing activity exercised a positive impact on economic growth, reducing the volatility and lightly depreciation that the Mexican Peso showed during the 2Q 2018, closing the 3Q 2018 with an exchange rate of \$18.93 MXN per American Dollar. Inflation is likely to situate itself above 4.0% by the end of 2018, monetary policy will remain basically unaltered for the rest of the year.

Sources:  
 1.- BBVA  
 2.- Banxico  
 3.- INEGI  
 4.- FocusEconomics

# INDUSTRIAL OUTLOOK

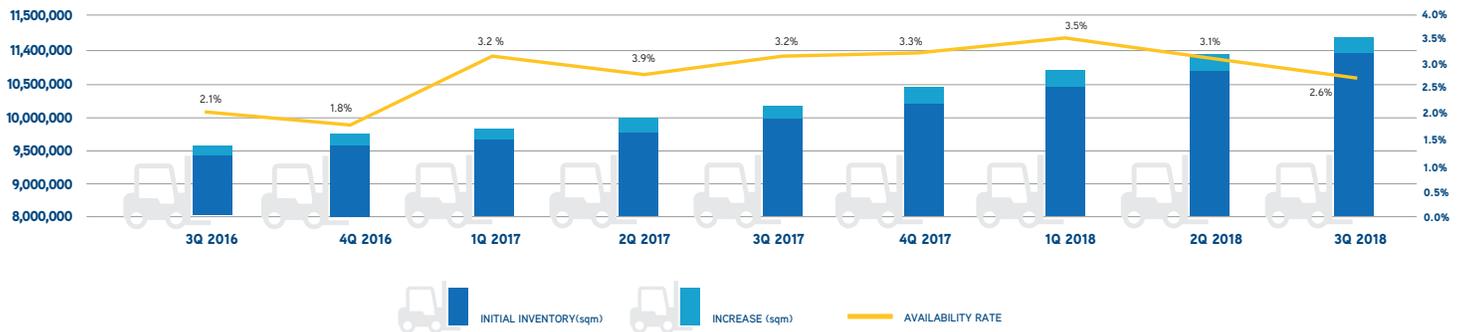
## INVENTORY

- 24.3 million sqm
- 9 industrial corridors
- More than 2,000 monitored industrial properties (greater than 2,000 sqm)

## MARKET SEGMENTATION BY CLASS

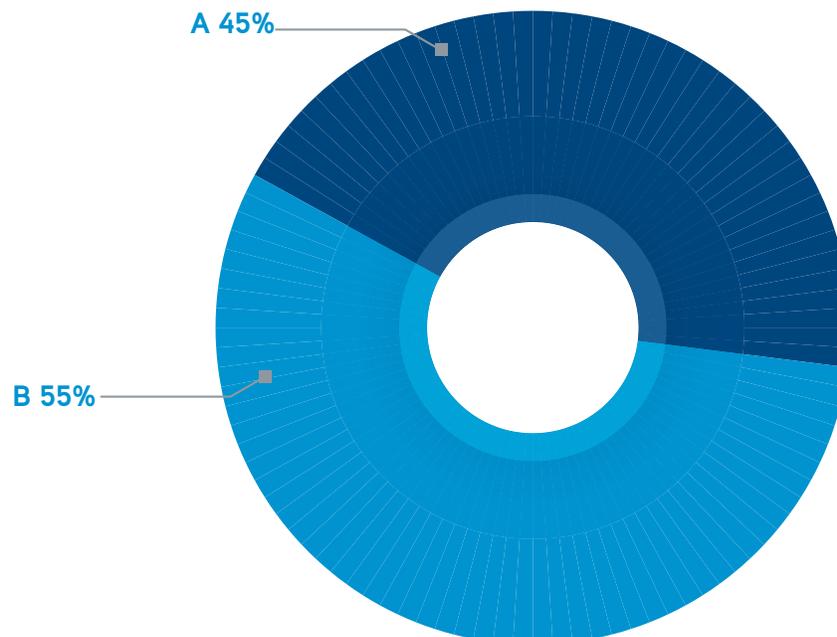
- Class A 11 million sqm
- Class B 13.3 million sqm

## INVENTORY, GROWTH AND AVAILABILITY RATE IN CLASS A 3Q 2017 - 3Q 2018



## INVENTORY BY CLASS (SQM) 3Q 2018

TOTAL: 24.3 MILLION SQM

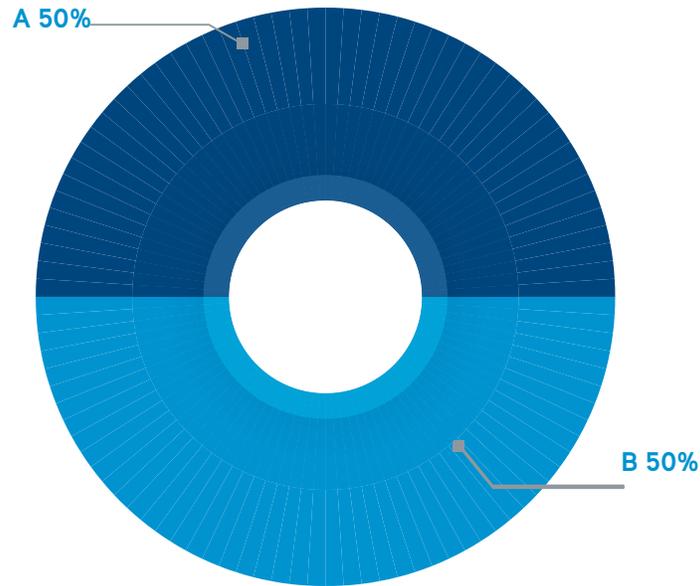


During the third quarter of 2018 the surface of industrial buildings increased by more than 100 thousand sqm due to the incorporation of 5 new buildings.

More than 560 sqm of industrial warehouses are monitored. Currently there is a total of 282 thousand sqm available in class A properties, while for class B there are 278 thousand sqm.

## AVAILABILITY BY CLASS 3Q 2018

TOTAL: 560,000 SQM

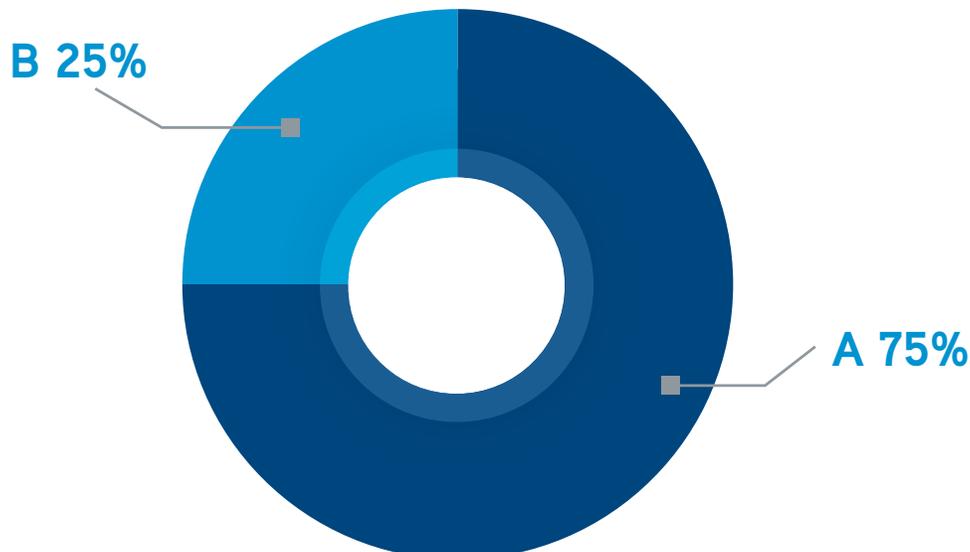


## DEMAND

During the period from January to September 2018, in class A properties, 787 thousand sqm of activity was monitored for sale and rental of industrial warehouses larger than 2,000 sqm.

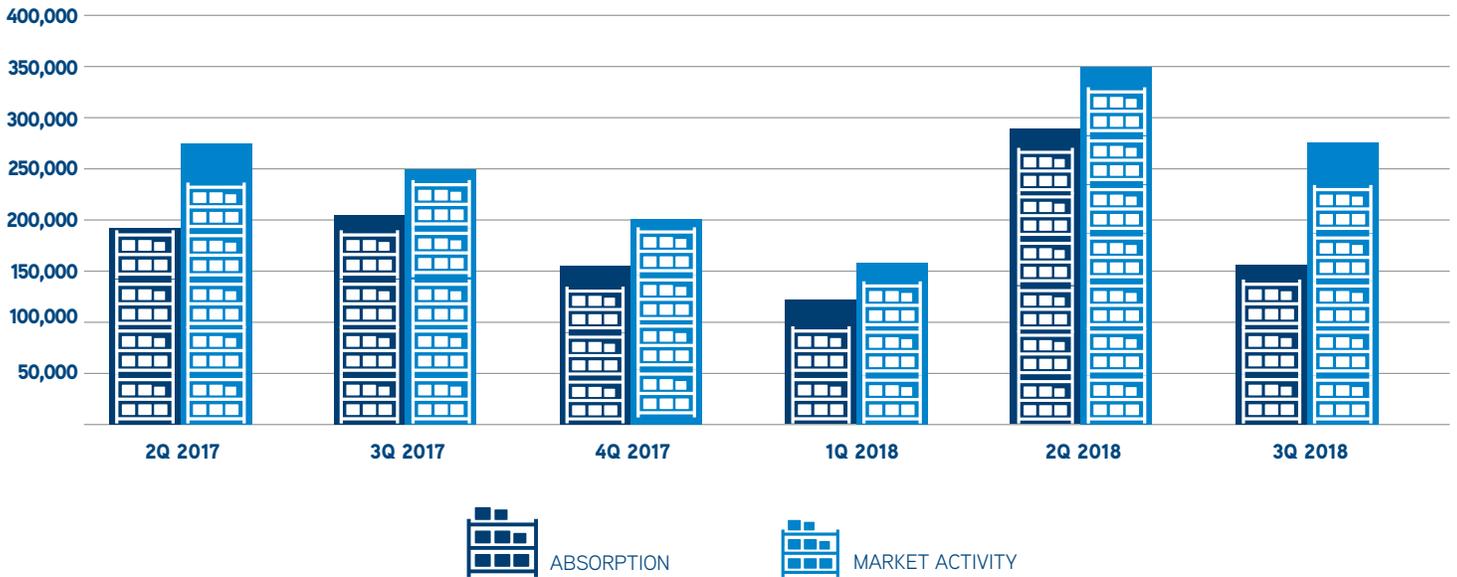
## SEGMENTATION OF MARKET ACTIVITY BY QUARTER CLASS A & B 3Q 2018

TOTAL: MORE THAN 500,000 SQM



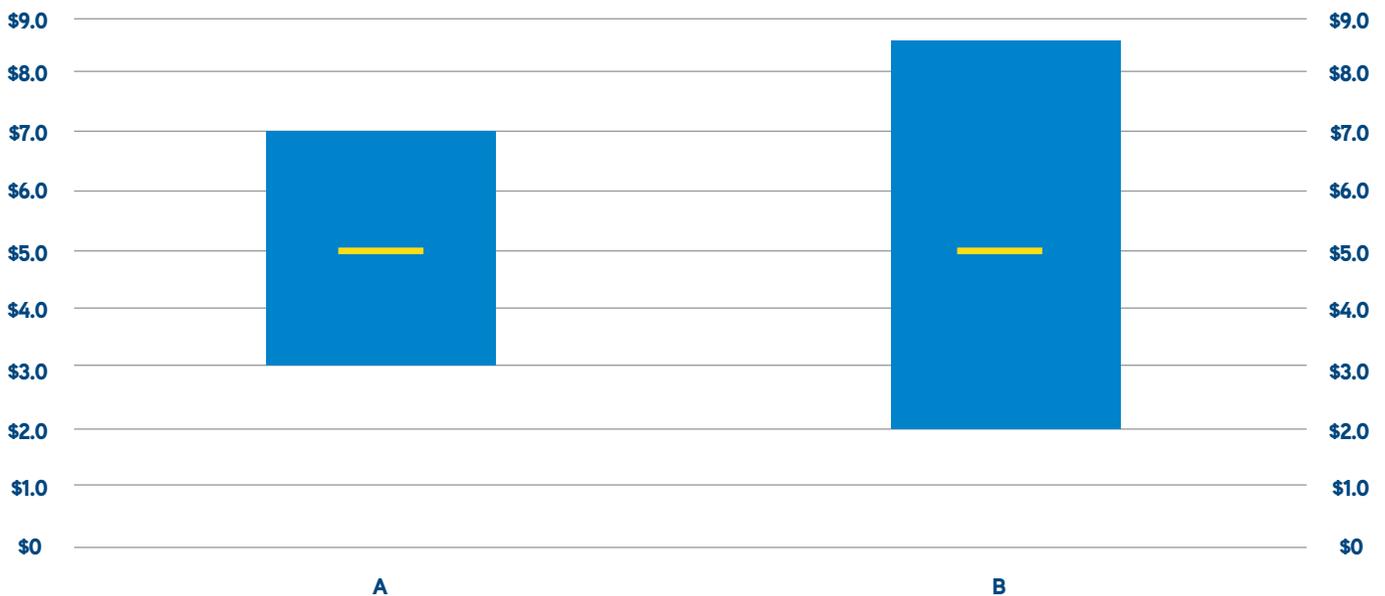
# MARKET ABSORPTION VS MARKET ACTIVITY IN CLASS A

2Q 2017 - 3Q 2018

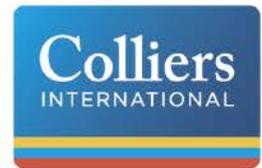


## PRICES

At the end of the third quarter of 2018, the weighted price ranges of the monthly rent list range from U.S. \$ 3 to U.S. \$ 7 per sqm for class A and from U.S. \$ 2 to U.S. \$ 8.5 per sqm for class B warehouses.







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