

YoY Change 12-Mo. Forecast

3.50%
Vacancy Rate



146,3 K
Net Absorption, sqm



\$7.40
Asking Rent, per sqm



(Overall, All Property Classes)

ECONOMIC INDICATORS Q2 2024

YoY Change 12-Mo. Forecast

2,358 K
Costa Rica Employment



7.40%
Costa Rica Unemployment



4,138 M¹
Foreign Direct Investment (FDI)²



¹ FDI reflects YOY data in US\$

² Data reported for Q1 2024, Q2 2024 data currently not available

Source: Central Bank of Costa Rica (BCCR) and National Institute of Statistics and Census (INEC)

ECONOMY: Sustained economic growth driven by Foreign Direct Investment and exports

According to the Central Bank of Costa Rica (BCCR), economic activity measured by the Monthly Index of Economic Activity (IMAE) increased by an average of 3.8% year-on-year during the second quarter of the year. This growth has been primarily driven by activities under Special Regimes, which grew by an average of 9.0% during these months. Foreign Direct Investment (FDI) inflows in the first quarter increased by 42% compared to the same period the previous year, reaching a historic figure of US\$ 1,188.9 million, with 61.5% of this investment directed to Free Trade Zones. Additionally, during the first quarter of the year, exports of goods increased by 7% compared to the same period in 2023, with the medical components sector leading, accounting for 43% of the total.

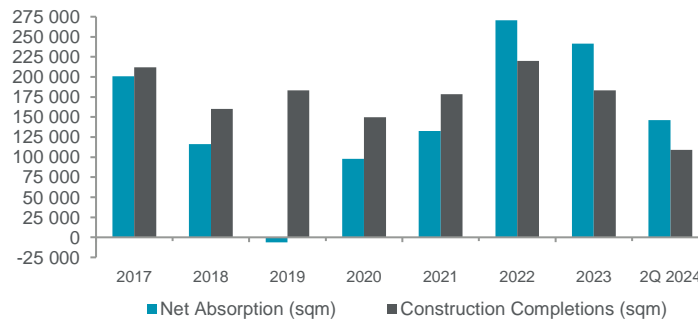
MARKET OVERVIEW: Downward pressure on vacancy continues amid high demand for spaces

During the second quarter of 2024, the industrial real estate market reported price stability while continuing to show downward pressure on the vacancy rate, despite the addition of over 72,000 m² of new inventory, which was delivered with high pre-lease levels. This underscores the sector's strength and reaffirms Costa Rica's attractiveness for industrial and logistics operations. Similarly, during the first half of the year, Costa Rica continued to receive high levels of Foreign Direct Investment, primarily directed at manufacturing operations in free trade zones, focused on industries such as life sciences and high technology. The medical device industry is the most dynamic sector, representing over 60% of the total demand for spaces.

OUTLOOK: Market expansion and upward pressure on prices due to high demand

In the coming periods, the industrial and logistics market is expected to continue expanding amid a historically low vacancy rate of 3.5%, levels not seen in over 10 years. This growing demand has been accompanied by sophisticated requirements from multinational companies in sectors such as life sciences, technology, and manufacturing. Currently, more than 220,000 m² of new inventory is under construction, reporting high pre-leasing levels. The industrial market in Costa Rica is expected to maintain its dynamism and attractiveness for investors and companies in the near future, both within and outside the Greater Metropolitan Area (GMA).

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



MARKETBEAT COSTA RICA

Industrial Q2 2024



MARKET STATISTICS (BY SUBMARKET)

SUBMARKET	TOTAL BUILDINGS	INVENTORY (SQM)	DIRECT VACANT (SQM)	OVERALL VACANCY RATE	YTD NET ABSORPTION (SQM)	YTD LEASING ACTIVITY (SQM)	UNDER CNSTR (SQM)	OVERALL AVG ASKING RENT (HT)	OVERALL AVG ASKING RENT (OS)	OVERALL AVG ASKING RENT (W/D)
Alajuela	275	1,883,800	33,100	1.8%	57,200	69,200	126,800	\$7.40	\$7.60	\$7.30
Cartago	175	814,700	12,500	1.5%	8,300	11,900	62,100	\$7.20	\$6.90	\$5.20
Heredia	299	1,342,700	25,100	1.9%	32,200	38,700	5,000	\$8.40	\$8.40	\$7.30
Downtown San José	305	1,175,600	66,300	5.6%	28,200	36,800	2,500	\$6.40	\$7.40	\$7.00
East San José	220	776,300	42,400	5.5%	15,600	22,000	5,600	\$7.20	\$8.80	\$7.20
West San José	138	663,900	52,700	7.9%	4,800	13,600	22,300	\$8.20	\$9.30	\$7.40
Totals	1,412	6,657,000	232,100	3.5%	146,300	192,200	224,300	\$7.50	\$8.60	\$7.10

MARKET STATISTICS (BY CLASS)

HT = High Tech/Flex OS = Office Service/Flex W/D = Warehouse/Distribution

CLASS	TOTAL BUILDINGS	INVENTORY (SQM)	DIRECT VACANT (SQM)	OVERALL VACANCY RATE	YTD OVERALL NET ABSORPTION (SQM)	YTD LEASING ACTIVITY (SQM)	UNDER CNSTR (SQM)	OVERALL AVG ASKING RENT (HT)	OVERALL AVG ASKING RENT (OS)	OVERALL AVG ASKING RENT (W/D)
Class A	306	2,787,000	60,800	2.2%	117,000	128,700	215,500	\$8.60	\$8.80	\$7.70
Class B	835	3,363,700	118,000	3.5%	17,200	50,800	8,800	\$6.70	\$8.50	\$6.90
Class C	271	506,300	53,300	10.5%	12,100	12,700	-	\$4.80	\$8.80	\$5.70

*Rental rates reflect gross asking US\$/sqm/month

KEY TRANSACTIONS 2024

PROPERTY	SUBMARKET	TENANT	SQM	TYPE
Planta GUTIS Pavas	Downtown San José	GUTIS	26,600	Own Development
Tech Park El Gran Águila - DHL	Alajuela	DHL	22,000	Lease
Evloution Free Zone	Grecia	Trelleborg	10,000	Lease
Evloution Free Zone	Grecia	Intricon	8,500	Lease
Bodegas DI Lagunilla – Phase 1	Heredia	Demasa	7,800	Lease
Bodegas San Sebastián	East San José	La Repa de Sueños / Colchones Dorma	5,800	Own Development
Parque Industrial 506	West San José	Terramix	4,400	Lease
CEDI Éxito Betancur	Heredia	Éxito Betancur	4,000	Own Development
Nave Industrial KANI	Cartago	Frijoles Don Pedro	3,300	Own Development
Zona Franca BES	Alajuela	Yobel Logistics	3,200	Lease

KEY CONSTRUCTION COMPLETIONS 2024

PROPERTY	SUBMARKET	MAIN TENANTS	SQM	DEVELOPER
Centro Logístico Mayca - Phase II	Alajuela	Mayca	28,700	Mayca
Tech Park El Gran Águila - DHL	Alajuela	DHL	22,000	Tech Park
LatAm Parque Logístico SJ Verbena B400	Downtown San José	-	14,600	LatAm Logistic Prop.
Coyol Free Zone	Alajuela	Shockwave Medical	7,500	CODE

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