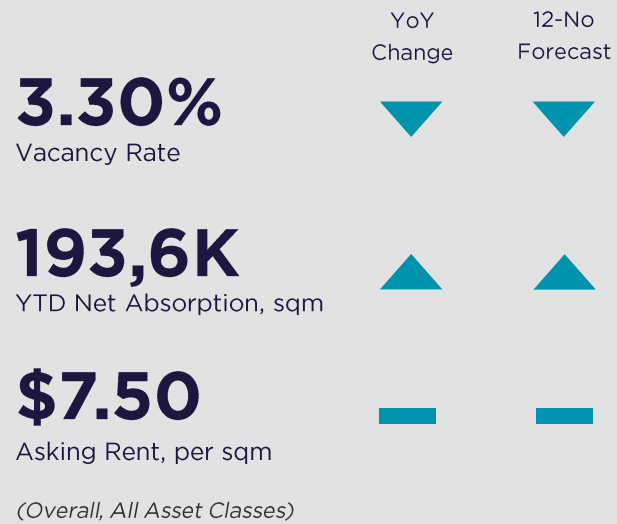
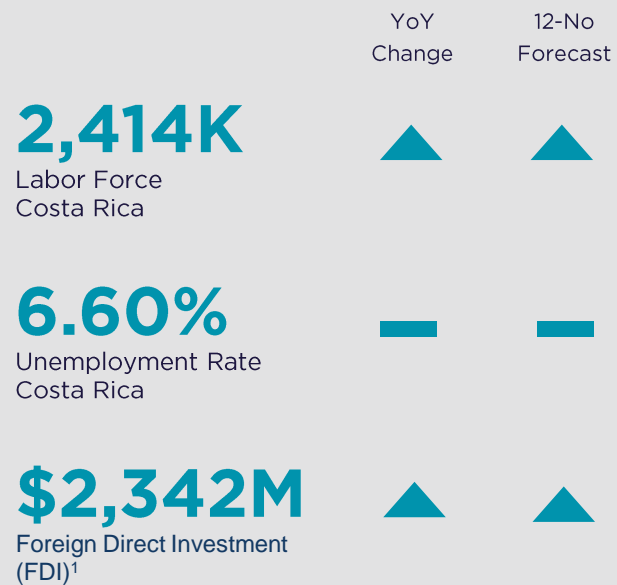


MARKET FUNDAMENTALS



ECONOMIC INDICATORS Q3 2024



¹ Data reported for Q2 2024, Q3 2024 data currently not available.

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

ECONOMY: STRONG CURRENT AND FUTURE PERFORMANCE

The Central Bank of Costa Rica (BCCR) forecasts economic growth of 4.1% for 2024, a 0.1 percentage point increase from earlier estimates. Foreign Direct Investment (FDI) rose by 2.6% year-over-year, fostering development in regions beyond the Greater Metropolitan Area (GMA), supported by tax incentives and favorable demographics. The industrial market remains vibrant, driven by robust demand and promising growth prospects in both the near and medium term.

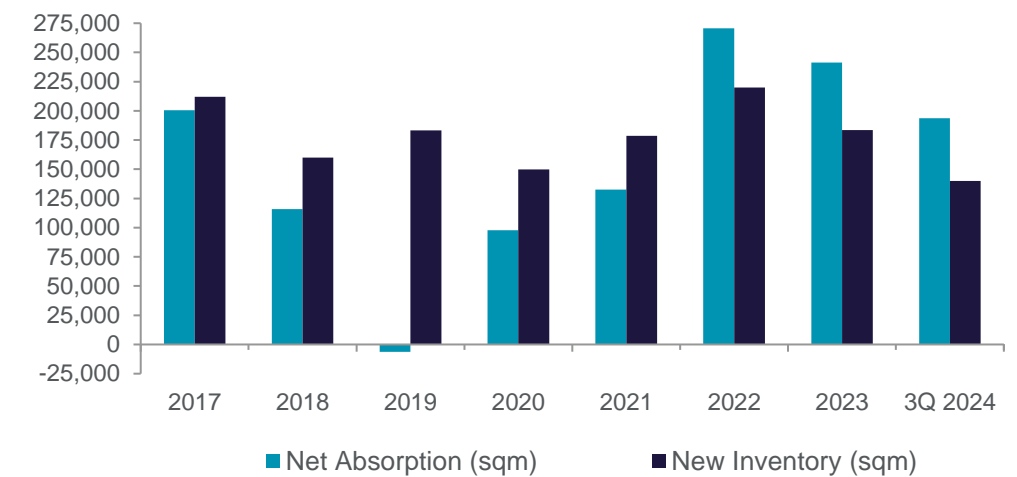
MARKET OVERVIEW: SUSTAINED GROWTH AND STABLE PRICING

In the third quarter of 2024, Costa Rica's industrial and logistics market exhibited price stability alongside a continued decline in vacancy rates, despite the addition of over 140,000 m² of new inventory. Heredia, Central San José, and Alajuela spearheaded this growth, reinforcing the country's position as a prime location for industrial and logistics operations under both the general regime and the free trade zone framework. The Life Sciences sector continues to dominate demand. With availability at a historic low of 3.3%, the market highlights strong absorption rates and sustained momentum.

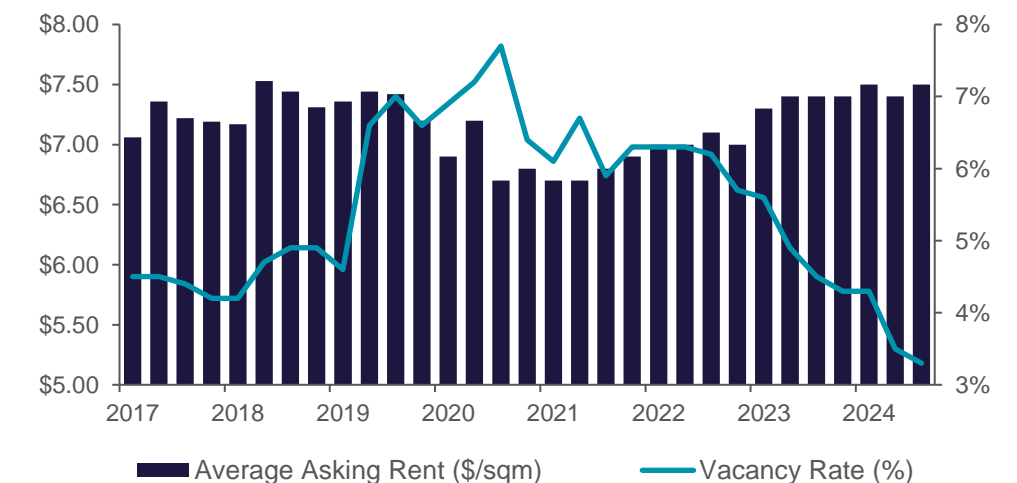
OUTLOOK: THE WESTERN ZONE EMERGES AS A KEY INDUSTRIAL HUB

By the end of 2024, over 75,000 m² of new inventory is expected to be delivered, primarily in Alajuela, Cartago, and the Western Zone. The consistent influx of Foreign Direct Investment (FDI) and heightened demand for Class A spaces may exert upward pressure on prices. The Western Zone, in particular, is gaining prominence as a burgeoning industrial hub, with an additional 45,000 m² of inventory anticipated by year-end, cementing its role in the country's industrial expansion.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



MARKET STATISTICS (BY SUBMARKET)

SUBMARKET	TOTAL BUILDINGS	INVENTORY (SQM)	VACANT (SQM)	OVERALL VACANCY RATE	YTD NET ABSORPTION (SQM)	YTD LEASING ACTIVITY (SQM)	UNDER CONSTRUCTION (SQM)	OVERALL AVG ASKING RENT (HT)	OVERALL AVG ASKING RENT (OS)	OVERALL AVG ASKING RENT (W/D)
Alajuela	279	1,903,200	35,000	1.8%	112,500	130,200	118,400	\$7.40	\$6.80	\$7.30
Cartago	174	812,500	10,500	1.3%	15,200	20,800	62,100	\$7.20	\$6.90	\$5.30
Heredia	302	1,353,300	19,800	1.5%	38,700	48,600	-	\$8.40	\$8.50	\$7.20
Downtown San José	308	1,194,200	47,300	4.0%	30,900	43,900	2,500	\$6.90	\$7.40	\$7.00
East San José	233	843,700	71,600	8.5%	13,700	31,700	-	\$7.30	\$8.80	\$7.20
West San José	146	702,200	37,500	5.3%	(17,400)	15,000	10,300	\$8.20	\$9.40	\$7.40
Outside GMA	28	165,400	6,700	4.1%	29,600	31,500	45,100	\$7.55	\$9.30	\$6.65
TOTAL	1,470	6,974,500	228,400	3.3%	223,200	321,700	238,400	\$7.60	\$8.60	\$7.10

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

MARKET STATISTICS (BY CLASS)

SUBMARKET	TOTAL BUILDINGS	INVENTORY (SQM)	VACANT (SQM)	OVERALL VACANCY RATE	YTD NET ABSORPTION (SQM)	YTD LEASING ACTIVITY (SQM)	UNDER CONSTRUCTION (SQM)	OVERALL AVG ASKING RENT (HT)	OVERALL AVG ASKING RENT (OS)	OVERALL AVG ASKING RENT (W/D)
Class A	336	2,924,800	51,200	1.8%	135,800	171,200	193,300	\$8.70	\$8.80	\$7.70
Class B	833	3,361,500	130,000	3.9%	41,900	99,300	-	\$6.80	\$8.50	\$6.90
Class C	273	522,800	40,500	7.7%	15,900	19,700	-	\$4.80	\$8.80	\$5.70

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	Outside GMA	Trelleborg	10,000	Lease
Evloution Free Zone	Outside GMA	Intricon	8,500	Lease
Bodegas DI Lagunilla – Phase I	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
Bodega Inmobiliaria Lockhart	Alajuela	Inmobiliaria Lochart	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 YTD 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
Plex Center – Phase II	West San José	-	7,000	HBQ Desarrollos Inmob.

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

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