



Market indicators

	Q2 23	Q2 24
Vacancy:	14.9%	12.2%
Net absorption (Sq.m.):	18,543	12,662
Asking rent: (USD/Sq.m./Mo)	12.8	13.4

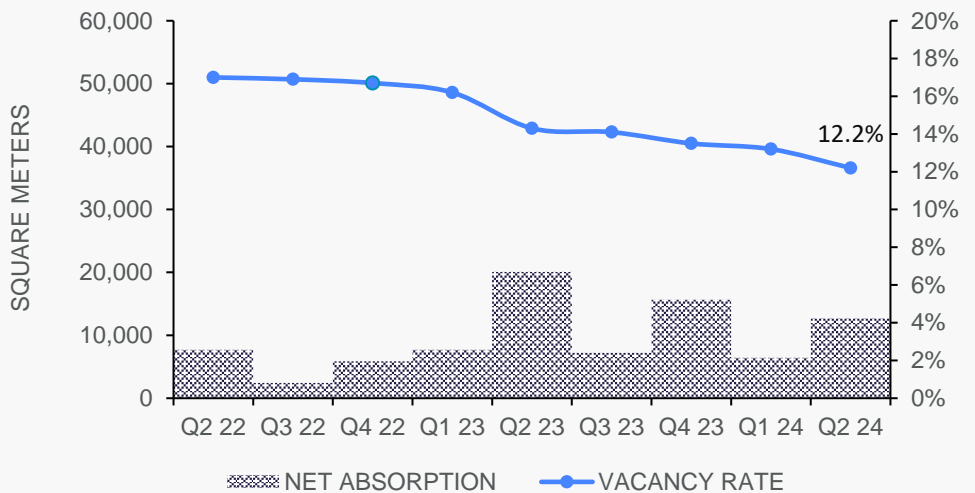
In this second quarter of the year, the inventory of class B office spaces showed no variations. Under this scenario, there is an ongoing downward trend in the vacancy rate, closing this period at 12.2%, a decrease of 1.0 p.p. compared to last quarter.

The main submarkets, Miraflores and San Isidro Financiero that accounts for 42% of total inventory, presented vacancy rates of 10.2% and 14.0% respectively. Moreover, the occupation of these spaces displayed positive levels. At the end of this quarter, net absorption reached the value of 12,662 sq.m., showing an increase of 97% in contrast to last period. It is estimated that the vacancy rate showed a slight increase due to the entry of a new building in San Isidro Financiero submarket during the second semester of the year.

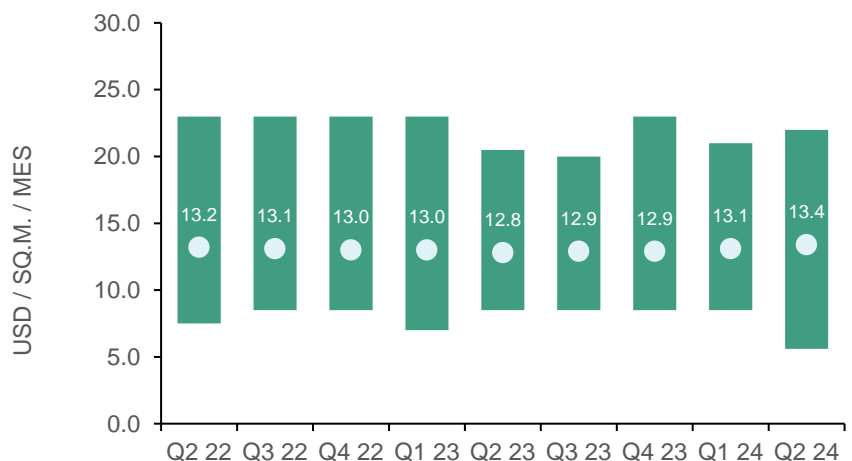
The average asking rent closed at \$13.4 per sq.m., increasing by 4.7% with respect to the same period of last year. This variation was mainly caused by the submarkets of Miraflores (+13.0%), Chacarilla (+7.6%) and Cercado de Lima (+17.0%). This average is influenced by the size and levels of fit-out, thus the asking rent can fluctuate between \$5.6 and \$22.0 per sq.m.

It is estimated that a new inventory of about 19,131 sq.m. entered the market at the end of 2024 and 2025 divided in 2 buidings in Santiago de Surco and San Isidro Financiero submarkets. Additionally, there are 6,000 sq.m. limited to *boutique* office projects, but considering the delivery date it is still to early to confirm whether construction will take place or not.

NET ABSORPTION

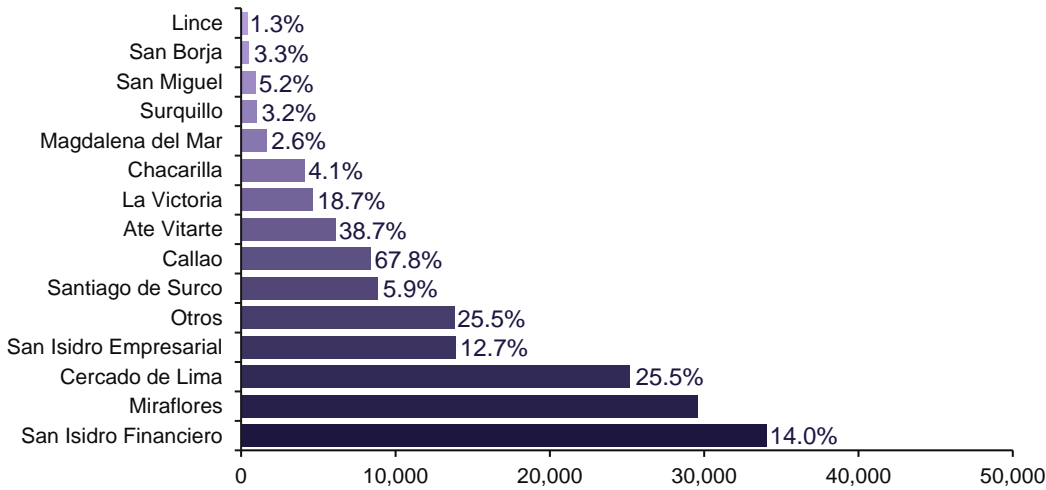


ASKING RENT



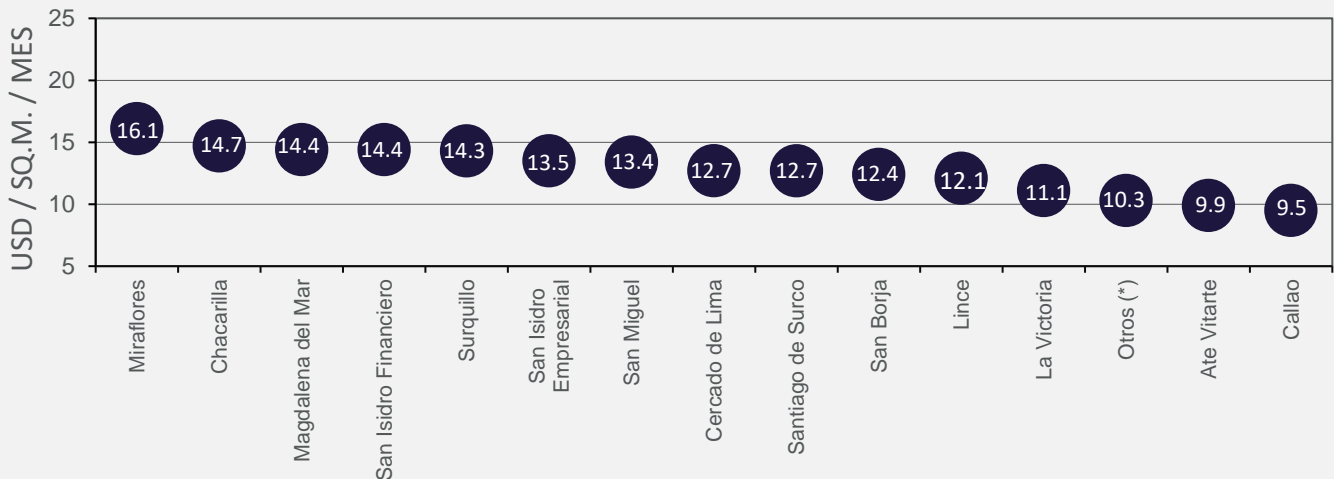


AVAILABLE AREA & VACANCY



(* Others: Includes districts such as Santa Anita, Barranco, Pueblo Libre, Chorrillos y Comas

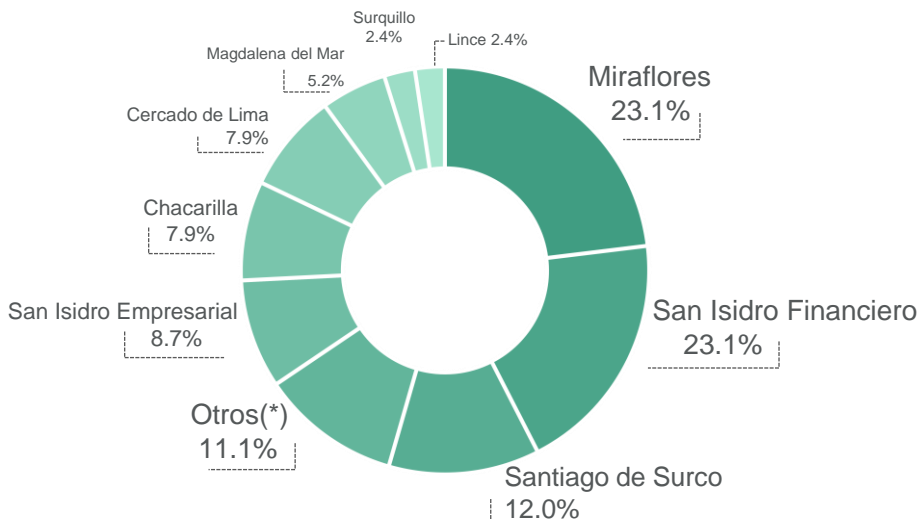
ASKING RENT



(* Others: Includes districts such as Santa Anita, Barranco, Pueblo Libre, Chorrillos y Comas.

(**) Some of the rental prices offered include basic or intermediate levels of implementation, since this is how the offer is structured.

INVENTORY



(* Others include districts such as Santa Anita, Barranco, Pueblo Libre, Chorrillos, Comas, La Victoria, San Miguel, Ate Vitarte, San Borja, y Callao.

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