

**11,2 %**

Índice de vacancia

YoY  
Chg



12-Mo  
Forecast



**- 9.123**

Absorción neta, (m²) T3 2024

YoY  
Chg



12-Mo  
Forecast



**0,50**

Precio de arriendo (UF/m² /Mes)

YoY  
Chg



12-Mo  
Forecast



### ECONOMIC INDICATORS Q3 2024

**8.7 %**

Unemployment rate  
(Julio 2024)

YoY  
Chg



12-Mo  
Forecast



**1.6 %**

GDP Variation  
(Q2.24)

YoY  
Chg



12-Mo  
Forecast



**4.2 %**

Inflation index  
(Accumulated 12 month)

YoY  
Chg



12-Mo  
Forecast



(\* Average price of asking rents expressed in UF / sq m / month

Source of economic indicators: National Institute of Statistics of Chile (INE) - Bulletin 307 / June 7<sup>th</sup>, 2024 (INE)

### OFFICE MARKET OUTLOOK

Third quarter 2024 vacancy recorded 11.2%, one point higher than the previous quarter at 10.10%. The reported availability of premium office space in square meters is 195,240 sqm. There are two main factors triggering an increase in vacancy, one is due to two new buildings entering the market in submarkets such as El Golf and Providencia, while another factor is related to a trend marked by a reduction in space and corporate mergers, in an effort to adapt to the new needs imposed by hybrid work and presence. Companies are seeking to adjust to different office formats currently offered by today's market, in response to these workplace transformations.

In El Golf submarket, the last phase of Switch Building was officially launched, which corresponds to floors 2, 3 and 4, adding 2,475 sqm to its inventory, with free floors of 800 sqm of available office space. The mixed-use building currently has a vacancy rate of approximately 50% and is located at Avenida Vespucio Sur, on the corner of Renato Sanchez, a few meters from Escuela Militar subway station. In Providencia's submarket, the Connecta Costanera Building, located on the corner of La Concepción and Andrés Bello, has 14 floors, with floor plans ranging from 600 to 780 sq. mts.

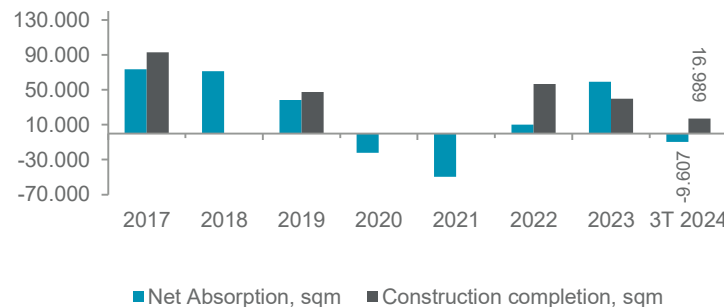
### SUPPLY AND DEMAND

Current quarter has recorded a net absorption of - 9,213 sqm, which accumulates a total of - 9,607 sqm so far this year. This is 5 times less than 2023, which saw a cumulative net absorption of 37,576 sqm. Negative absorption or vacancy totaled approximately 18,000 sqm in this quarter, marked by 5 vacancies of more than 1,000 sqm, which were mostly due to company mergers or downsizing. Positive absorption or gross demand totaled approximately 9,000 sqm and was concentrated mainly in El Golf submarket, accounting to 45% of the total. It is also noteworthy the increased momentum in Providencia market, which has registered positive net absorption, concentrated mainly in two key buildings in this submarket. The largest number of units leased this quarter were formats between 200 and 300 m² and formats over 500 m², the last one being the most prominent in El Golf submarket.

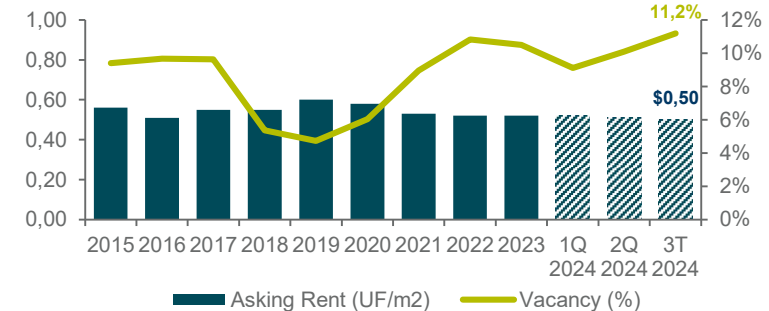
### PRICE

Asking rents dropped to 0.50 UF/m², due to higher sqm availability in several submarkets which were affected, such as Santiago Centro, Estoril and Nueva Las Condes. Meanwhile, the submarket maintaining the highest price is El Golf at 0.56 UF/m². As for the highest and lowest price per unit, there was Vitacura with 0.76 UF/m² and the lowest with 0.25 UF/m² in Santiago Centro. The average asking price in dollars is currently at USD \$20.17, representing a decrease of 4% due to the decrease in the rental price and added to the decrease in the exchange rate compared to the exchange rate of the UF.

### SURFACE DEMAND / CONSTRUCTION COMPLETIONS



### OVERALL VACANCY & AVERAGE ASKING RENT



## ECONOMIC OUTLOOK

The latest IPoM activity summary reports that interest rates on consumer and trade credit declined to 24.2% and 6.6%, while housing interest rates remained at 5.0%. However, total inflation increased to 4.4% y/y in July, largely due to the anticipated effect of the increase in electricity tariffs.

Economic growth for the years 2025 and 2026 continues to be seen as low on the main fundamentals of the labor market on the consumption side and investment momentum for large mining projects. Long-term inflation expectations remain anchored to the two-year target of 3%. The Council estimates that, assuming the central scenario underlying this IPoM materializes, the reduction of the monetary policy rate (TPM) towards its neutral level will be somewhat faster than expected in June.

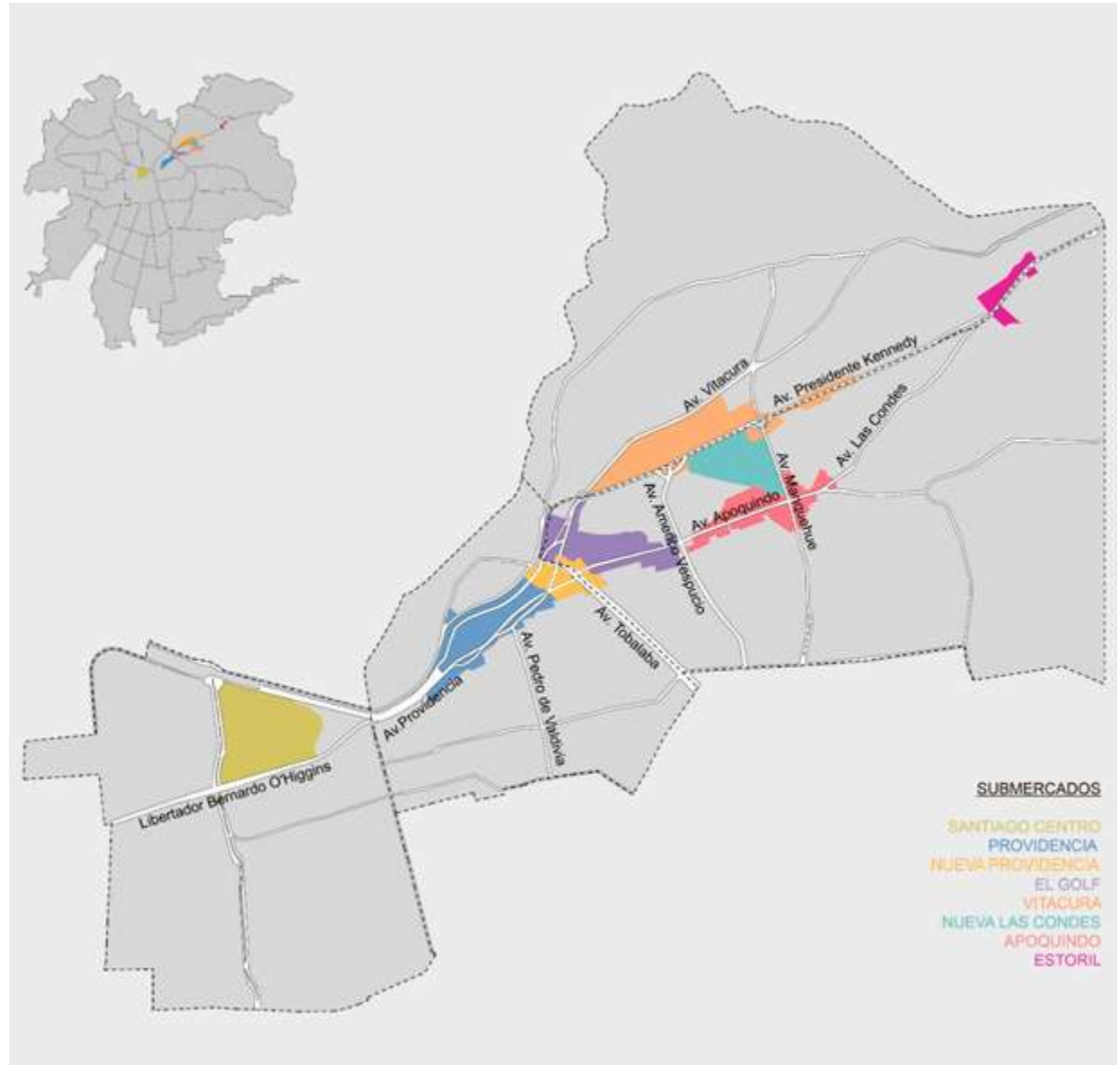
## FUTURE OUTLOOK

Considering the two new additions in office space, the sum is equivalent to 10,500 m<sup>2</sup> for this quarter. Note that 146,471 sqm are under construction, of which close to 7,000sqm are forecast to be inaugurated, corresponding to the Manquehue project. A total of 220,000 m<sup>2</sup> are projected to be received for the periods between 2025 and 2027. It is also noteworthy that construction work has been resumed on a project of approximately 38,000sqm that had been on hold in the Apoquindo submarket and will enter the market in 2026, as had been predicted.

There are also approximately 220,000 sqm under proposal, consisting of 6 projects, 2 of which will start construction at the end of this year, totaling 35,000 sqm by 2027 or 2028 at the latest.

Among them is Apoquindo 6000, the project previously called "Puertas Las Condes", located in Nueva Las Condes submarket, has generated expectation in the community, as a preliminary project file has been reinstated. It is confirmed that construction will begin, as the demolition of the existing building has already started.

OFFICE MAP WITH SUBMARKET DIVISION / SANTIAGO / CHILE



MARKET STATISTICS

SUBMARKETS	CLASS A INVENTORY (*)	BUILDING NUMBERS	AVAILABLE AREA (sq m)	VACANCY RATE (%)	ANNUAL ABSORPTION TO DATE (sq m)	UNDER CONSTRUCTION (sq m) (**)	PROJECTED (sq m) (**)	CLASS A ASKING RENT (USD / sq m / mes)	CLASS A ASKING RENT (UF / sq m / mes) (***)
El Golf	679,006	41	52,250	7.67%	1,975	0	0	22.66	0.56
Nueva Las Condes	420,165	25	24,453	5.82%	-3,156	30,851	82,345	21.96	0.54
Apoquindo	182,430	11	13,174	7.22%	-1,486	61,069	29,489	21.71	0.54
Estoril	30,809	4	4,512	14.65%	-1,820	0	0	16.36	0.4
<b>LAS CONDES</b>	<b>1,314,885</b>	<b>81</b>	<b>94,389</b>	<b>7.18%</b>	<b>-6,962</b>	<b>91,920</b>	<b>111,834</b>	<b>22.05</b>	<b>0.53</b>
Santiago Centro	195,598	11	39,407	20.15%	-15,587	0	0	13.77	0.34
Providencia	67,154	4	18,779	27.96%	2,348	0	15,635	20.51	0.51
Nueva Providencia (*)	128,191	8	29,556	23.06%	5,732	54,551	93,315	23.63	0.58
Vitacura	42,665	5	13,109	30.73%	2,387	0	0	22.50	0.56
<b>TOTAL SANTIAGO</b>	<b>1,748,493</b>	<b>109</b>	<b>195,240</b>	<b>11.20%</b>	<b>-9,607</b>	<b>146,471</b>	<b>220,784</b>	<b>20.17</b>	<b>0.5</b>

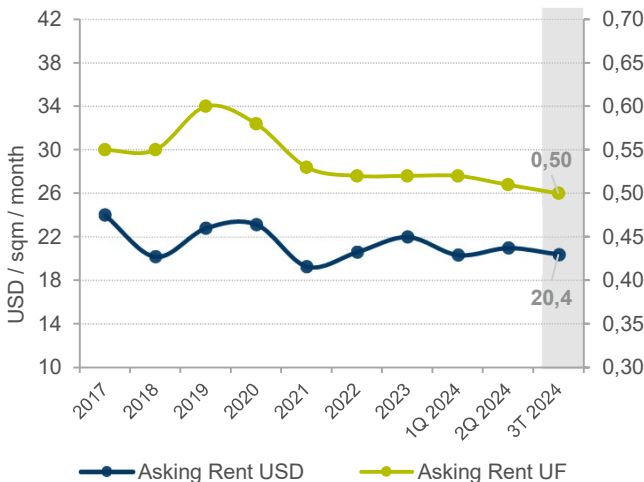
(\*) Cushman & Wakefield does corrections for areas at the beginning of every year. For this reason, fluctuations can occur with respect to prior year closes in area and availability.

(\*\*) Corresponds to rentable area according to available information

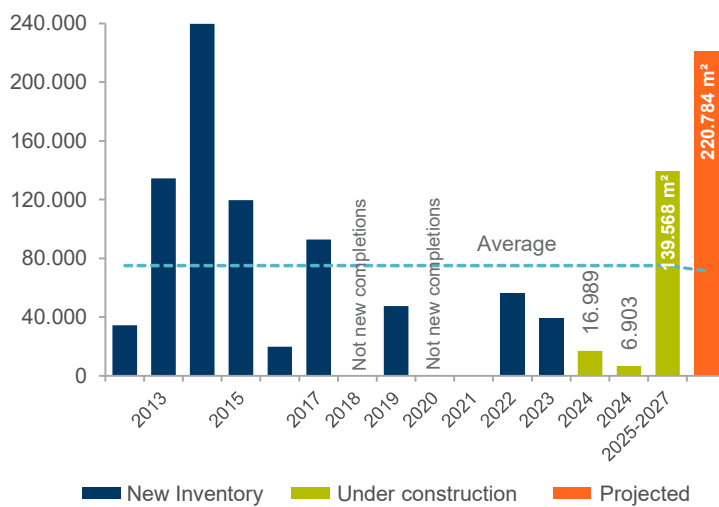
(\*\*\*) The "Unidad de Fomento" (UF) is an artificial currency adjustable according to the inflation of the prior month. Its value is determined by the Central Bank of Chile according to the Consumer Price Index (IPC) calculated by the National Institute of Statistics (INE) CLF is its currency code (ISO 4217). Its value as of September 13th is 1 UF = CLP \$ 37,946 = USD \$ 40.5 ; 1 USD = CLP \$ 933.66

ASKING RENT

UF / sq m / month vs. USD / sq m / month



NEW INVENTORY (sq m)  
PROJECTED SURFACE (sq m)



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