

MARKET BULLETIN

3rd QTR 2020 · SÃO PAULO | RIO DE JANEIRO

OFFICES

SÃO PAULO

RIO DE JANEIRO



VACANCY
RATE



AVERAGE
ASKING PRICE



VACANCY
RATE



AVERAGE
ASKING PRICE

INDUSTRIAL

STATE OF SÃO PAULO

STATE OF RIO DE JANEIRO



VACANCY
RATE



AVERAGE
ASKING PRICE



VACANCY
RATE



AVERAGE
ASKING PRICE

MARKET BULLETIN IS A QUARTERLY PUBLICATION PROVIDING THE KEY MARKET INDICATORS
FOR THE CORPORATE REAL ESTATE (OFFICE AND INDUSTRIAL) MARKETS OF SÃO PAULO AND RIO DE JANEIRO, BRAZIL

TAKE A LOOK AT THE COMIC STRIP OVERLEAF

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OFFICES



CONSTRUCTION ACTIVITY
529,318 m²



NEW STOCK
55,367 m²



NET ABSORPTION
-119,998 m²



GROSS ABSORPTION
161,819 m²



VACANCY RATE
16.05 %

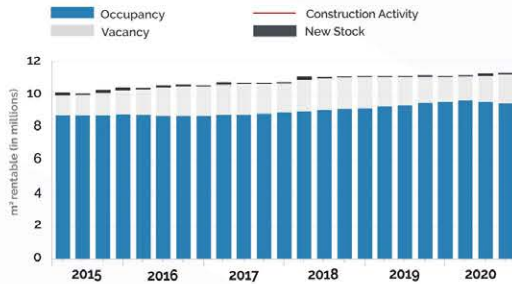


AVERAGE ASKING PRICE
R\$ 66.75 / MONTH

Considering corporate office buildings only (Class A and Others)

SÃO PAULO

OCCUPANCY/VACANCY/CONSTRUCTION ACTIVITY/NEW STOCK



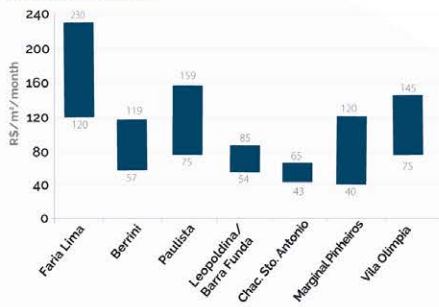
The total stock of office space in the city of São Paulo was 11.1 million m², of which 55 thousand m² was new stock. The vacancy rate in the period increased to 16.05% which represents 1.8 million m² of vacant space. In turn, construction activity decreased to 529 thousand m².

The asking rental prices in the Faria Lima district ranged between R\$120/m²/month and R\$230/m²/month. In the Berrini district they ranged from R\$57/m²/month to R\$119/m²/month, and in the Vila Olímpia district asking prices ranged from R\$75/m²/month to R\$145/m²/month.

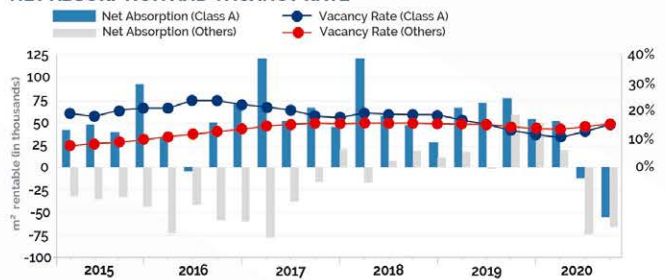
The stock of corporate Class A office buildings in the city of São Paulo recorded a negative net absorption of 54 thousand m² and a vacancy rate of 16.08%. The stock of corporate buildings Class "Others" recorded a negative net absorption of 66 thousand m² and a vacancy rate of 16.03%.

RANGE OF LEASE ASKING PRICES BY DISTRICT

CORPORATE (CLASS A)



NET ABSORPTION AND VACANCY RATE



CONSTRUCTION ACTIVITY
117,177 m²



NEW STOCK
0 m²



NET ABSORPTION
-14,416 m²



GROSS ABSORPTION
37,413 m²



VACANCY RATE
22.81 %



AVERAGE ASKING PRICE
R\$ 66.65 / MONTH

Considering corporate office buildings only (Class A and Others)

RIO DE JANEIRO

OCCUPANCY/VACANCY/CONSTRUCTION ACTIVITY/NEW STOCK



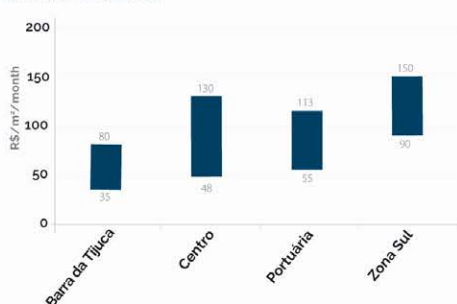
The total office stock in the city of Rio de Janeiro remained at 5.5 million m², there was no delivery of new stock. The vacancy rate in the quarter rose slightly to 22.81% which represents 1.2 million m² vacancy. In turn, construction activity remained at 117 thousand m².

The asking rental prices for Barra da Tijuca district ranged between R\$35/m²/month and R\$80/m²/month. In the Centro district they ranged between R\$48/m²/month and R\$130/m²/month, and in the Portuária district asking prices ranged from R\$55/m²/month and R\$113/m²/month whilst in the Zona Sul district they ranged between R\$90/m²/month and R\$150/m²/month.

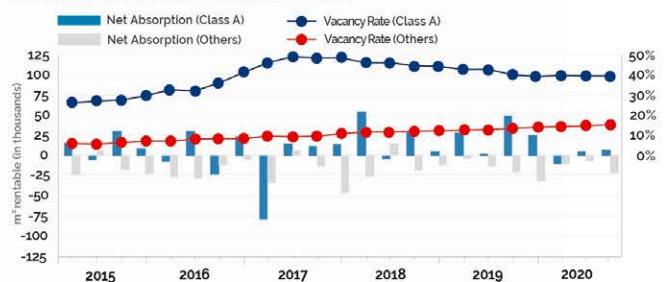
The stock of corporate Class A buildings in the city of Rio de Janeiro recorded positive net absorption of 7 thousand m² and a vacancy rate of 38.84%. The stock of corporate buildings Class "Others" recorded a negative net absorption of 21 thousand m² and a vacancy rate of 15.15%.

RANGE OF LEASE ASKING PRICES BY DISTRICT

CORPORATE (CLASS A)



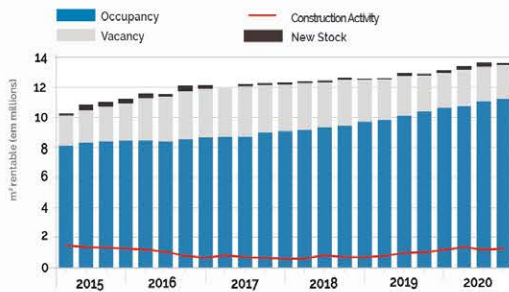
NET ABSORPTION AND VACANCY RATE



INDUSTRIAL

↗ CONSTRUCTION ACTIVITY 1,290,380 m²
↘ NEW STOCK 106,549 m²
↘ NET ABSORPTION 192,100 m²
↘ GROSS ABSORPTION 440,393 m²
↘ VACANCY RATE 16.75%
↗ AVERAGE ASKING PRICE R\$ 17.84/ MONTH

OCCUPANCY/VACANCY/CONSTRUCTION ACTIVITY/NEW STOCK



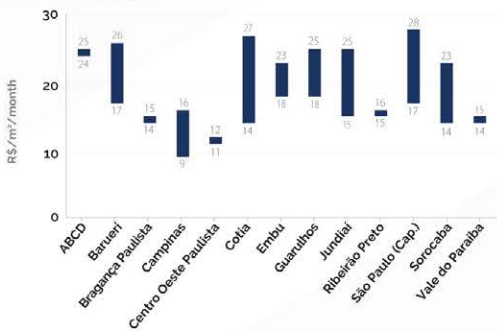
The total stock of gated industrial and logistical condominiums in the state of São Paulo was 13.6 million m², of which 107 thousand m² was new stock. The vacancy rate in the quarter fell slightly to 16.75% which represents 2.3 million m² of vacant space. In turn, construction activity increased to 1.3 million m².

The asking rental prices in the Barueri district ranged between R\$17/m²/month and R\$26/m²/month. In the Campinas district asking prices ranged between R\$9/m²/month and R\$16/m²/month and in the district of Guarulhos between R\$18/m²/month and R\$25/m²/month.

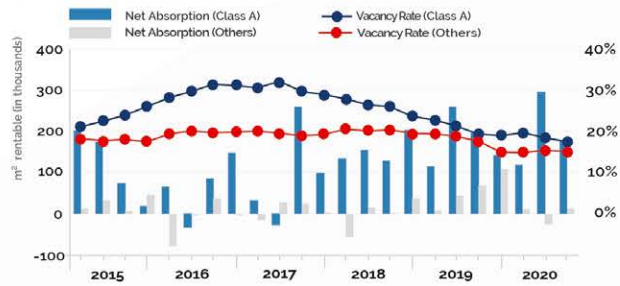
The stock of Class A gated industrial and logistical warehouse condominiums in the state of São Paulo recorded a positive net absorption of 179 thousand m² and a vacancy rate of 17.48%. The stock of Class "Others" recorded a positive net absorption of 13 thousand m² and a vacancy rate of 15.15%.

STATE OF SÃO PAULO

RANGE OF LEASE ASKING PRICES BY DISTRICT INDUSTRIAL (CLASS A)

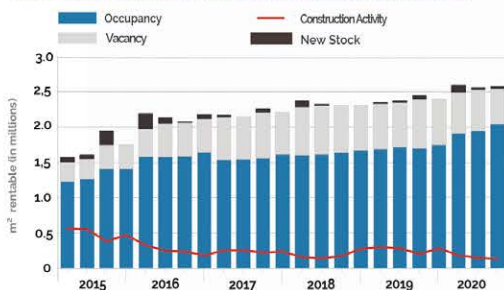


NET ABSORPTION AND VACANCY RATE



↘ CONSTRUCTION ACTIVITY 123,752 m²
↘ NEW STOCK 22,619 m²
↗ NET ABSORPTION 97,328 m²
↗ GROSS ABSORPTION 138,716 m²
↘ VACANCY RATE 19.90%
↘ AVERAGE ASKING PRICE R\$ 20.16/ MONTH

OCCUPANCY/VACANCY/CONSTRUCTION ACTIVITY/NEW STOCK



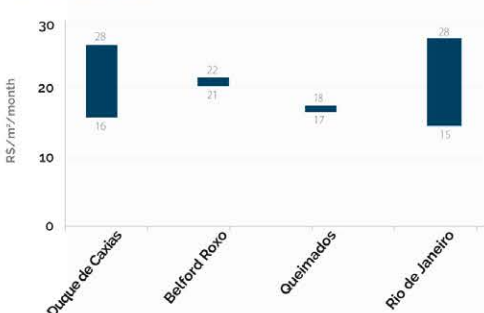
The total stock of gated industrial and logistical condominiums in the state of Rio de Janeiro reached 2.6 million m², of which 23 thousand m² was new stock. The vacancy rate in the quarter dropped to 19.90% which represents 510 thousand m² vacancy. In turn, construction activity dropped to 124 thousand m².

The asking rental prices for Duque de Caxias district ranged between R\$16/m²/month and R\$28/m²/month and for Belford Roxo district asking prices ranged from R\$21/m²/month and R\$22/m²/month. In the district of Queimados asking prices ranged from R\$17/m²/month to R\$18/m²/month, while in the city of Rio de Janeiro they ranged from R\$15/m²/month to R\$28/m²/month.

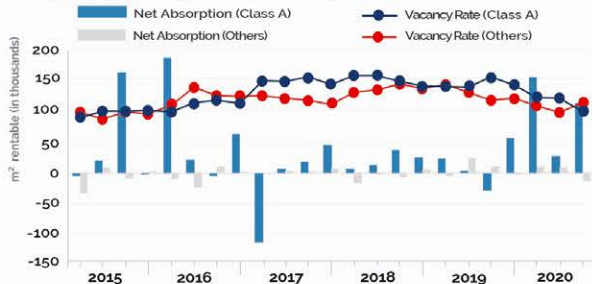
The stock of gated Class A industrial and logistical warehouse condominiums in the state of Rio de Janeiro recorded a positive net absorption of 111 thousand m² and a vacancy rate of 19.41%. Gated industrial and logistical condominiums considered Class "Others" recorded a negative net absorption of 14 thousand m² and a vacancy rate of 22.41%.

STATE OF RIO DE JANEIRO

RANGE OF LEASE ASKING PRICES BY DISTRICT INDUSTRIAL (CLASS A)

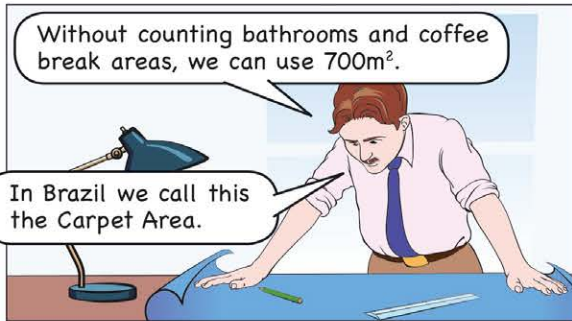
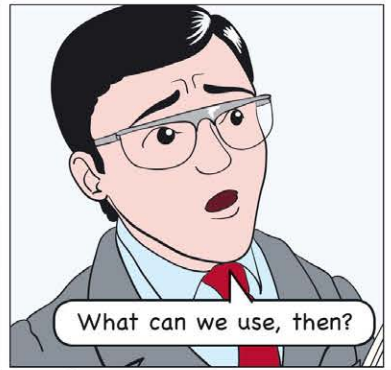


NET ABSORPTION AND VACANCY RATE

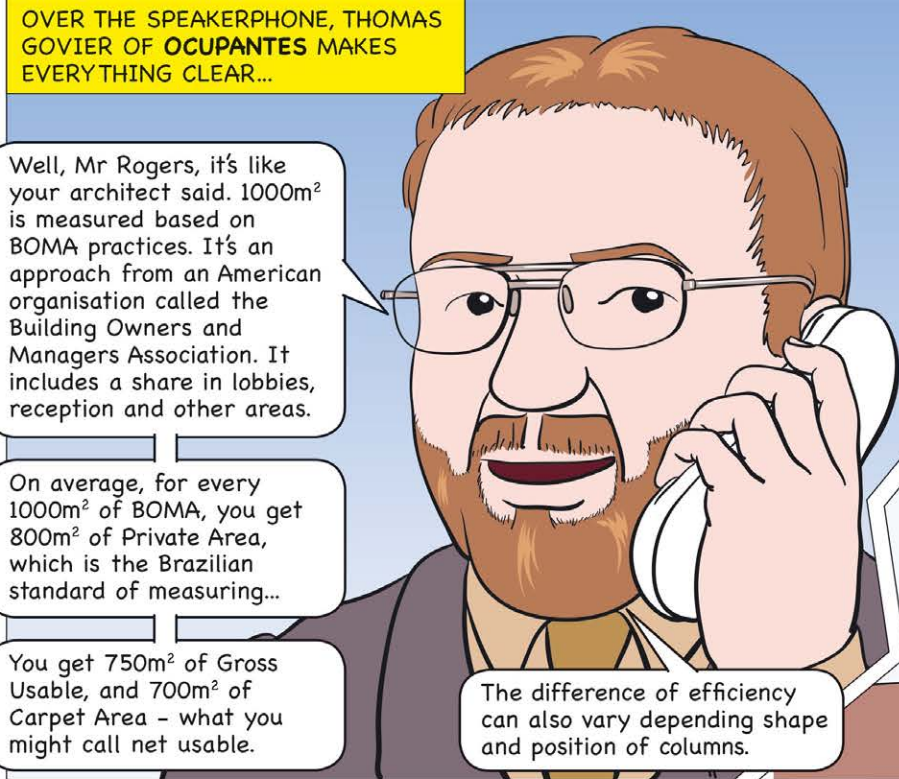


OCCUPATIONAL HAZARDS

MICHAEL ROGERS IS IN FOR A NASTY SURPRISE WHEN HE VISITS HIS ARCHITECT TO DISCUSS A NEW RENTAL PROPERTY IN BRAZIL...



OVER THE SPEAKERPHONE, THOMAS GOVIER OF OCUPANTES MAKES EVERYTHING CLEAR...



Ocupantes' research includes a comprehensive database including actual transaction values in each district or region of São Paulo, Rio de Janeiro and other capitals throughout Brazil. It also includes detailed historical track records of vacancy rates, new stock, absorption and construction activity, all of which provide the necessary knowledge to its consultants and clients in order to forecast future trends and maximise the net benefits of every negotiation.