

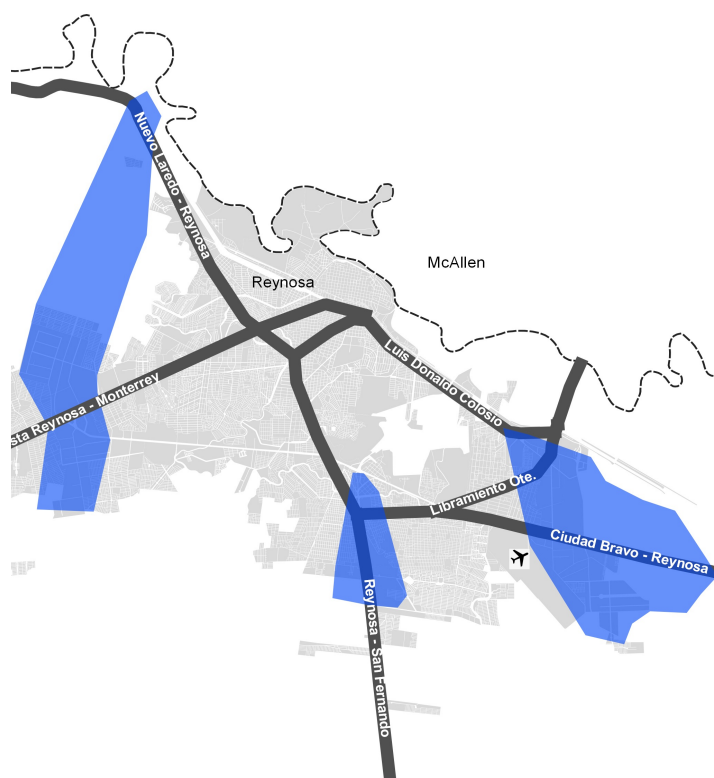
Reynosa Industrial Market

Market Summary (Class A/B/C)

	Current Quarter	Prior Quarter	12-Month Forecast
Total Inventory (SF)	33.9M	33.8M	↑
Vacancy Rate	2.9%	3.0%	→
Quarterly Net Absorption (000's SF)	219	1.0M	↓
Average Asking Rent (SF/Year)	\$4.14	\$4.24	↑
Under Construction (000's SF)	984	1.2M	→
New Supply (000's SF)	139	162	↑

Current Conditions

- Accumulated gross absorption recorded more than 2.3 million square feet
- 56.2% of total commercialized space was registered in the Poniente submarket
- 4Q21 registered a space under construction over 984,000 square feet

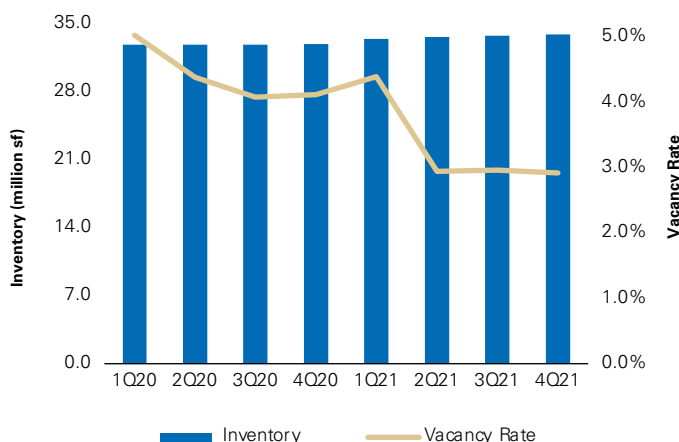


Market Indicators

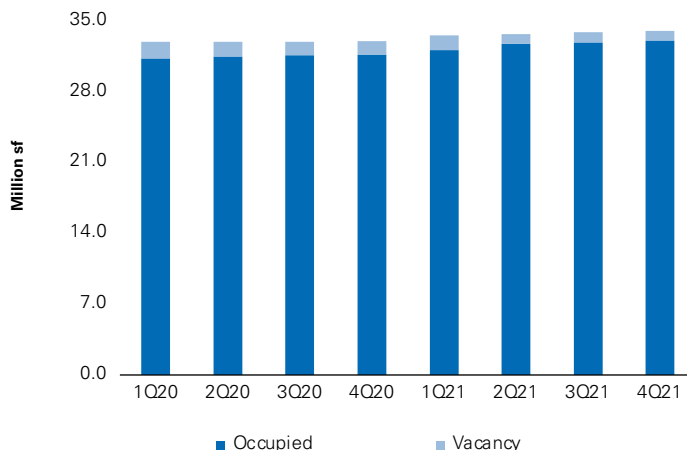
	Total	Inventory (million SF)	Under Construction (million SF)	Total Vacancy (million SF)	Vacancy Rate	Total Asking Rent (USD/SF/Year)
Pharr Bridge		17.2	0.6	0.3	1.9%	\$4.68
Poniente		15.8	0.3	0.6	4.2%	\$3.87
San Fernando		0.8	0	0	0.0%	-
Market		33.9	0.9	0.9	2.9%	\$4.14

Market Analysis

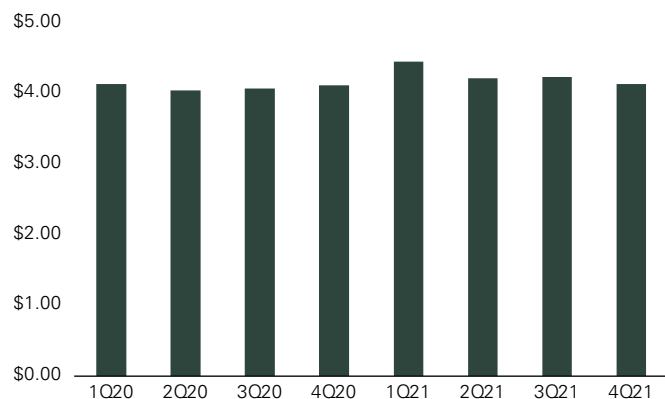
INVENTORY & VACANCY RATE



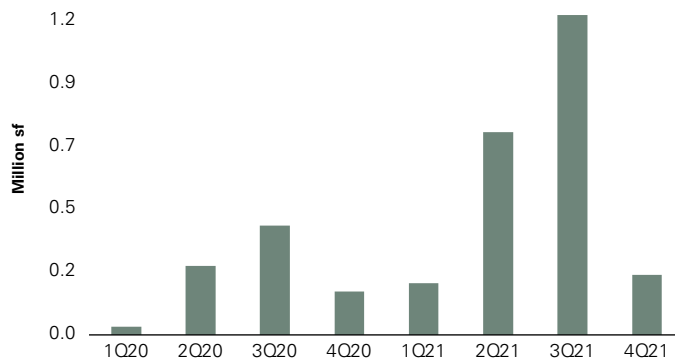
OCCUPIED SPACE & VACANT SPACE



AVERAGE ASKING RENT (USD/SF/YEAR)



GROSS ABSORPTION



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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at <https://nmrk.lat/reportes-de-mercado/>.

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