

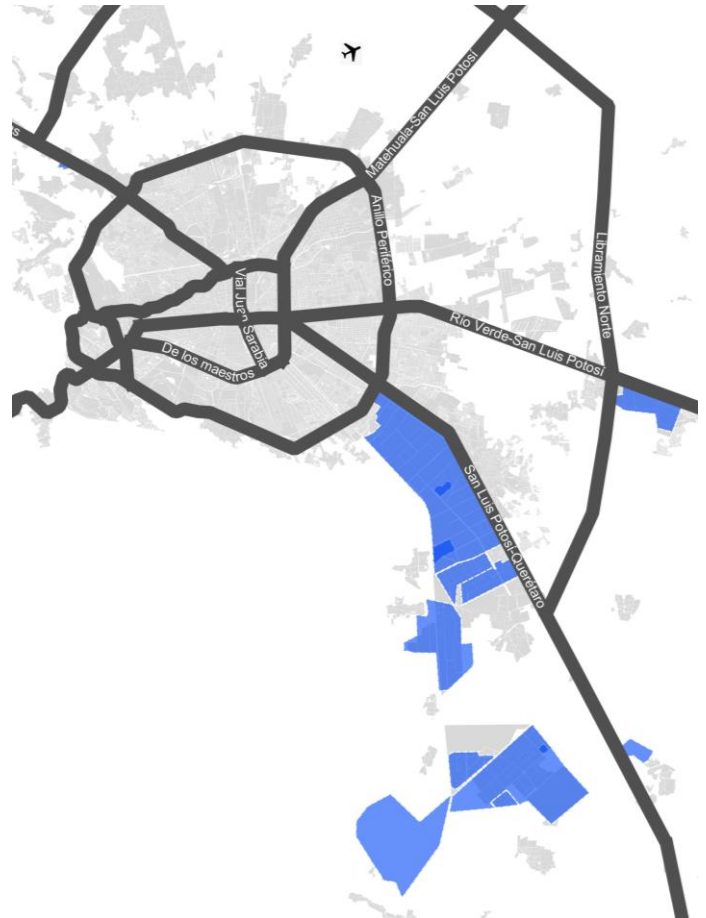
San Luis Potosi Industrial Market

Market Summary (Class A/B)

	Current Semester	Prior Semester	12-Month Forecast
Inventory (SF)	29.1M	28.8M	↑
Vacancy Rate	5.0%	5.9%	↓
Semestral Net Absorption (SF)	0.3M	0.4M	↑
Avg. Asking Rent (SF/Year)	\$4.91	\$4.73	↑
Under Construction (SF)	1.1M	0.3M	↓
New Supply (SF)	0.2M	0.6M	↑

Current Conditions

- A net absorption was registered in the 1S 2023 with a downward trend, going from 0.4 million square feet in 2S 2022 to 0.3 million square feet.
- Gross absorption presented a similar behavior in the same compared period, going from 0.9 million square feet to 0.3 million square feet
- Due to market demand, as well as the completion of previously leased spaces under construction, the vacancy rate showed a figure of 5.0%.
- Average asking rent was US\$4.91 per square feet per year and it is expected that by the end of 2S 2023, this figure will increase due to the completion of new Class A speculative buildings.

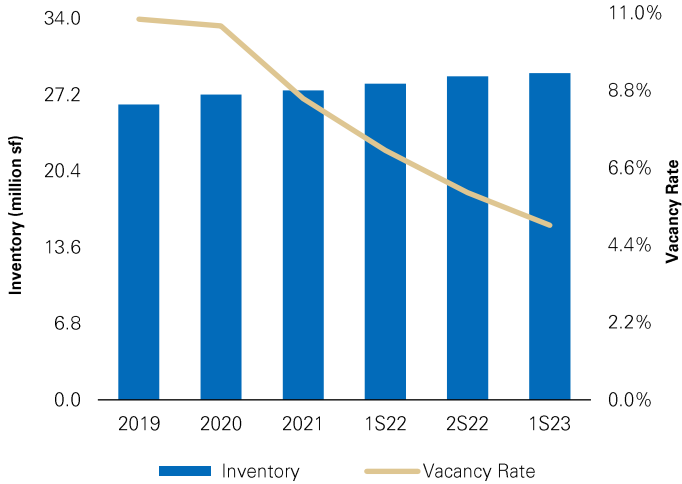


Market Indicators

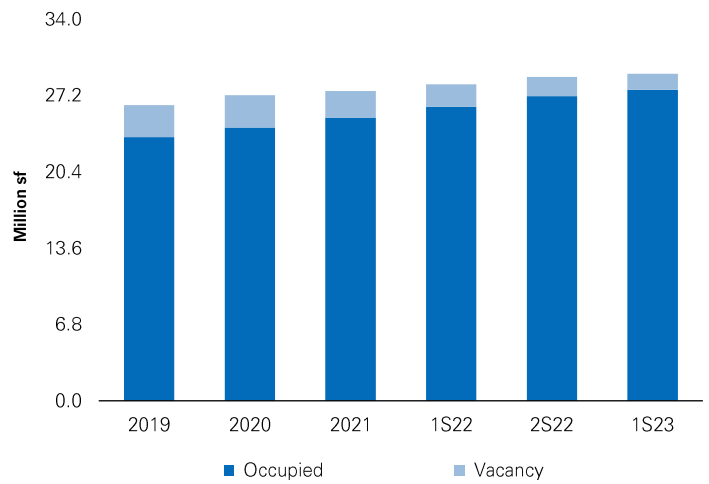
	Inventory (million SF)	Under Construction (million SF)	Vacancy (million SF)	Vacancy Rate	Net Absorption (million SF)	Total Asking Rent (USD/SF/Year)
Market	29.1	1.1	1.4	5.0%	0.3	\$4.91

Market Analysis

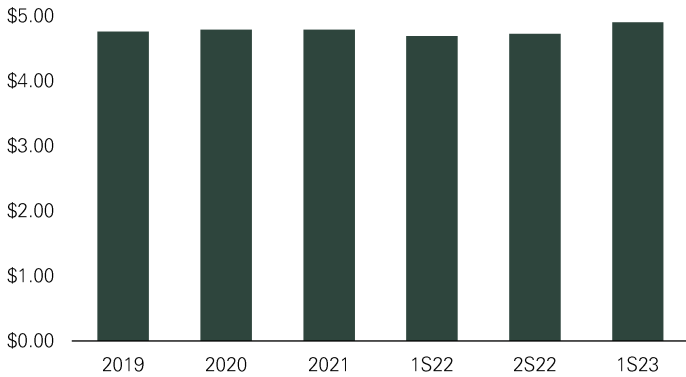
INVENTORY & VACANCY RATE



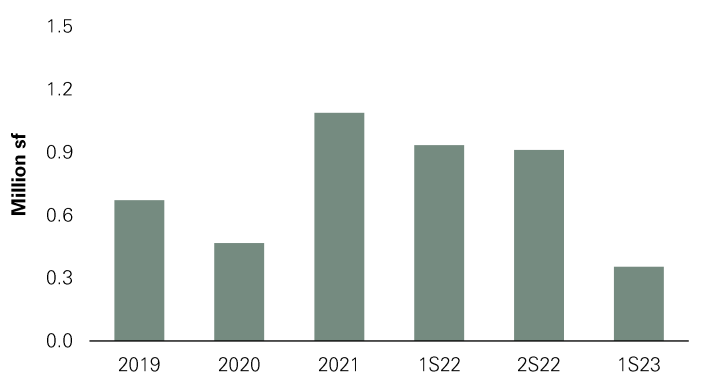
OCCUPIED SPACE & VACANT SPACE



AVERAGE ASKING RENT (USD/SF/YEAR)



GROSS ABSORPTION



Monterrey

Torre Citrus, Floor 11
 Av. Roble 660, Valle del Campestre,
 San Pedro Garza Garcia, N.L. 66265
 t 52-81-8356-2020

Luis Moreno

Senior Market
 Research Analyst
 luis.moreno@nmrk.com

Mexico City

Espacio Santa Fe
 Carr. Mexico-Toluca 5420-PH1
 Santa Fe, Mexico, CDMX, 05320
 t 52-55-5980-2000

Juan Flores

Market Research
 Director LATAM
 juan.flores@nmrk.com

Mauricio Mondragon

Market Research
 Manager
 mauricio.mondragon@nmrk.com

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/>.

All information contained in this publication is derived from sources that are deemed to be reliable. However, Newmark has not verified any such information, and the same constitutes the statements and representations only of the source thereof not of Newmark. Any recipient of this publication should independently verify such information and all other information that may be material to any decision the recipient may make in response to this publication and should consult with professionals of the recipient's choice with regard to all aspects of that decision, including its legal, financial and tax aspects and implications. Any recipient of this publication may not, without the prior written approval of Newmark, distribute, disseminate, publish, transmit, copy, broadcast, upload, download or in any other way reproduce this publication or any of the information it contains. This document is intended for informational purposes only, and none of the content is intended to advise or otherwise recommend a specific strategy. It is not to be relied upon in any way to predict market movement, investment in securities, transactions, investment strategies or any other matter.