

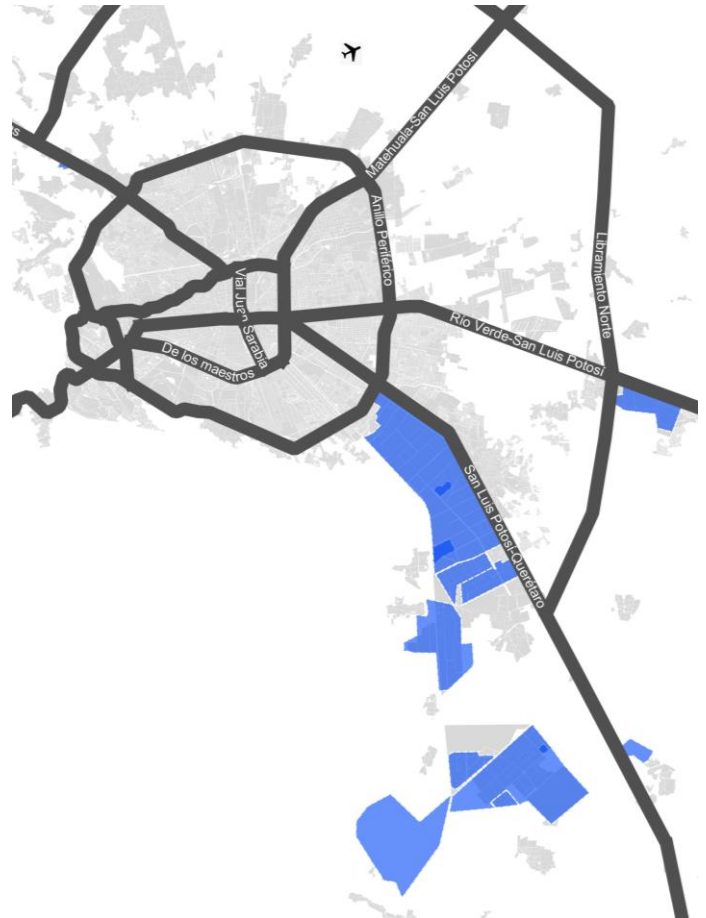
San Luis Potosi Industrial Market

Market Summary (Class A/B)

	Current Semester	Prior Semester	12-Month Forecast
Inventory (SF)	29.7M	29.1M	↑
Vacancy Rate	2.7%	5.0%	↑
Semestral Net Absorption (SF)	0.7M	0.3M	↑
Avg. Asking Rent (USD/SF/Year)	\$5.77	\$4.91	↑
Under Construction (SF)	3.0M	1.1M	↓
New Supply (SF)	0.5M	0.2M	↑

Current Conditions

- At the end of the 2S 2023, an accumulated gross absorption of 1.4 million square feet and an accumulated net absorption of 1.0 million square feet were recorded.
- Average asking rent showed an upward trend at the end of the year with USD \$5.77 per square feet per year.
- Because of the demand in the market as well as the new supply (previously occupied), a vacancy rate of 2.7% was observed.
- Space under construction in the area was over 3.0 million square feet, driven mainly by build-to-suit projects.

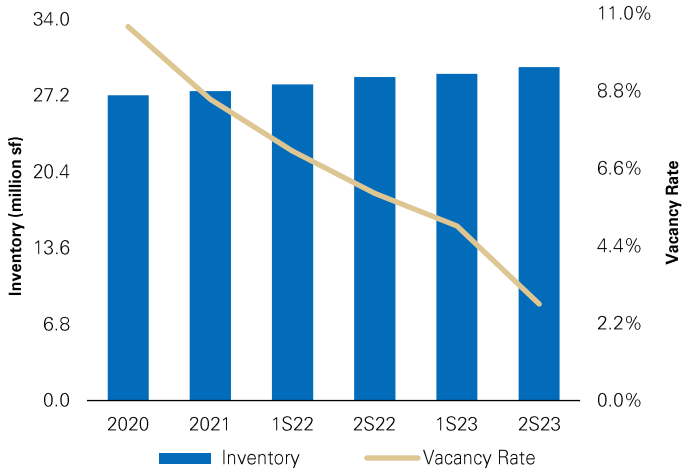


Market Indicators

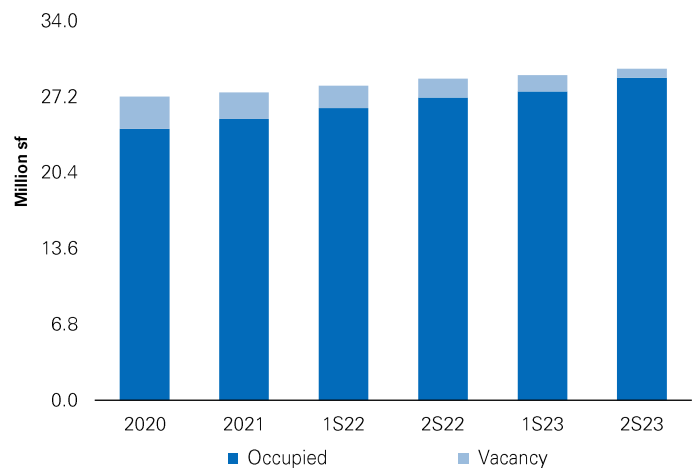
	Inventory (million SF)	Under Construction (million SF)	Vacancy (million SF)	Vacancy Rate	Net Absorption (million SF)	Total Asking Rent (USD/SF/Year)
Market	29.7	3.0	0.8	2.7%	0.7	\$5.77

Market Analysis

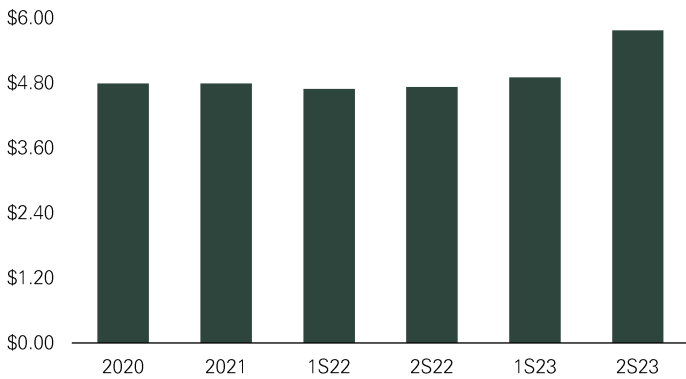
INVENTORY & VACANCY RATE



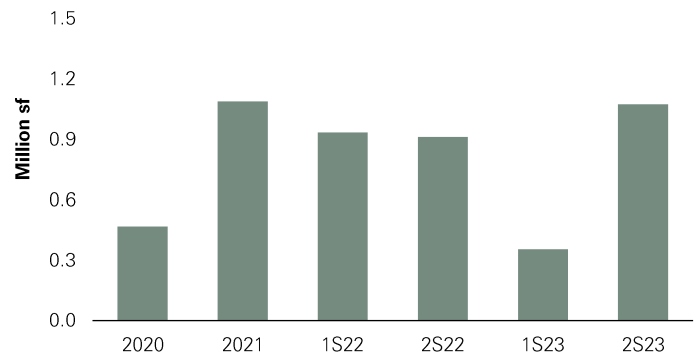
OCCUPIED SPACE & VACANT SPACE



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://nrmk.lat/reportes-de-mercado/>.

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