

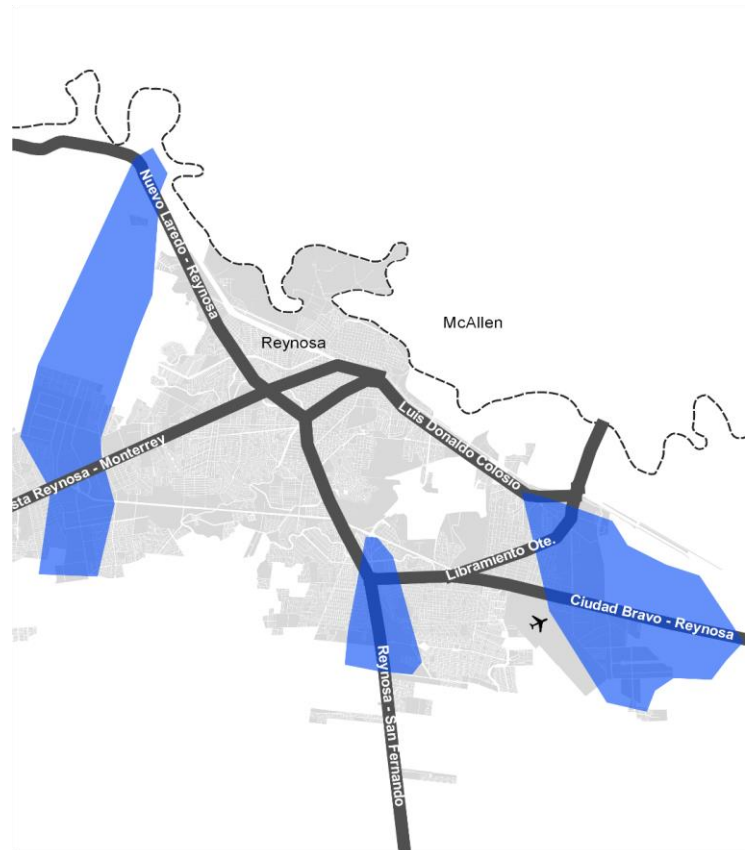
Reynosa Industrial Market

Market Summary (Class A/B/C)

	Current Quarter	Prior Quarter	12-Month Forecast
Inventory (SF)	37.6M	36.5M	↑
Vacancy Rate	2.9%	1.8%	↑
Quarter Net Absorption (SF)	-208,200	-104,700	↑
Avg. Asking Rent (USD/SF/Year)	\$6.66	\$6.16	↑
Under Construction (SF)	1.1M	2.0M	↓
New Supply (SF)	1.1M	0.1M	↓

Current Conditions

- There was an upward trend in the vacancy rate in the same period a year ago, going from 1.0% to 2.9%, because of the completion of two Class A speculative buildings.
- An accumulated gross absorption of 854,000 square feet was observed.
- Average asking rent showed an upward trend at the end of this quarter of US\$6.66 per square feet per year.

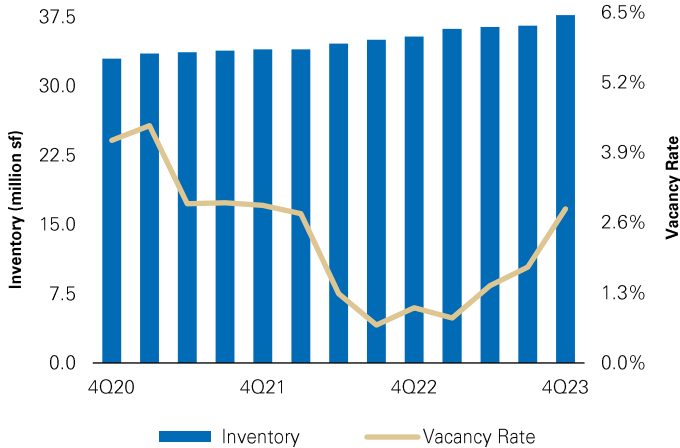


Market Indicators

	Inventory (million SF)	Under Construction (million SF)	Vacancy (million SF)	Vacancy Rate	Net Absorption (million SF)	YTD Net Absorption (million SF)	Asking Rent (USD/SF/Year)
Pharr Bridge	19.3	0.3	0.09	0.5%	0.2	0.4	\$7.44
Poniente	17.4	0.7	0.8	4.7%	-0.4	-0.5	\$6.51
San Fernando	0.9	0	0.1	16.6%	0	-0.01	\$6.96
Market	37.6	1.1	1.0	2.9%	-0.2	-0.1	\$6.66

Market Analysis

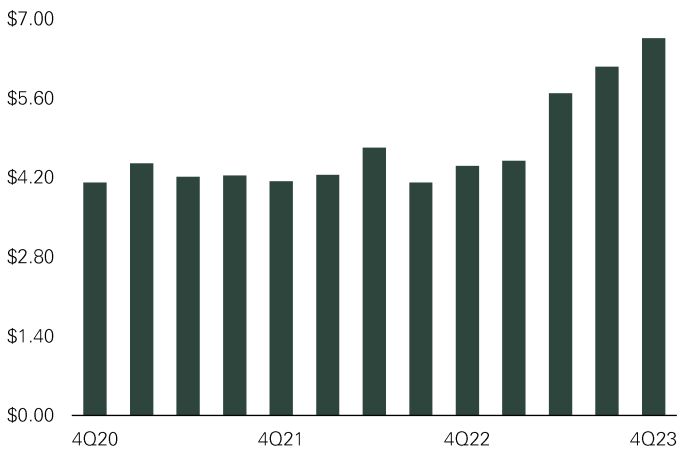
INVENTORY & VACANCY RATE



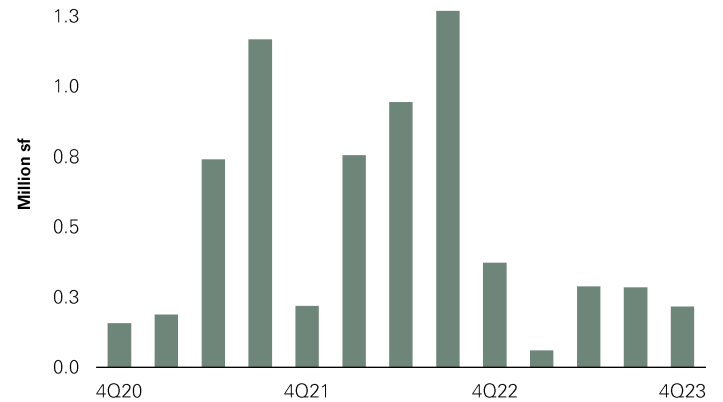
OCCUPIED SPACE & VACANT SPACE



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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