

# 2Q2018

## MEXICO CITY

### INDUSTRIAL MARKET OVERVIEW



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## MARKET INDICATORS



## ECONOMIC OUTLOOK

In the second quarter of 2018 several situations arose within the world economy, which maintained a growth of 3.5%, despite adverse outlooks. United States forced the Federal Reserve to increase interest rates, also imposed tariffs on steel and aluminum imports coming from its main commercial partners: The European Union, Canada and Mexico.

In the national scenario, the imposition of tariffs by the United States and the lack of definition of an agreement regarding NAFTA have caused a slight depreciation of the Mexican peso, closing the second quarter of the year with

an exchange rate of MX \$ 21 pesos per dollar. Inflationary pressures continue to fall; in May, it was registered at 4.51%. On July 1 of the current year the election was held by the country's presidency, in which Andrés Manuel López Obrador jumped with 53% of votes, the highest percentage in the history of the country, which will occupy the presidency of the Mexican Republic in the 2018-2024 period. It is expected that, once the uncertainty of the country's candidacy election has passed, the economic activity will once again present increments as it did at the end of the first quarter.

Sources:  
1.- BBVA  
2.- Banxico  
3.- INEGI  
4.- FocusEconomics

# INDUSTRIAL OUTLOOK

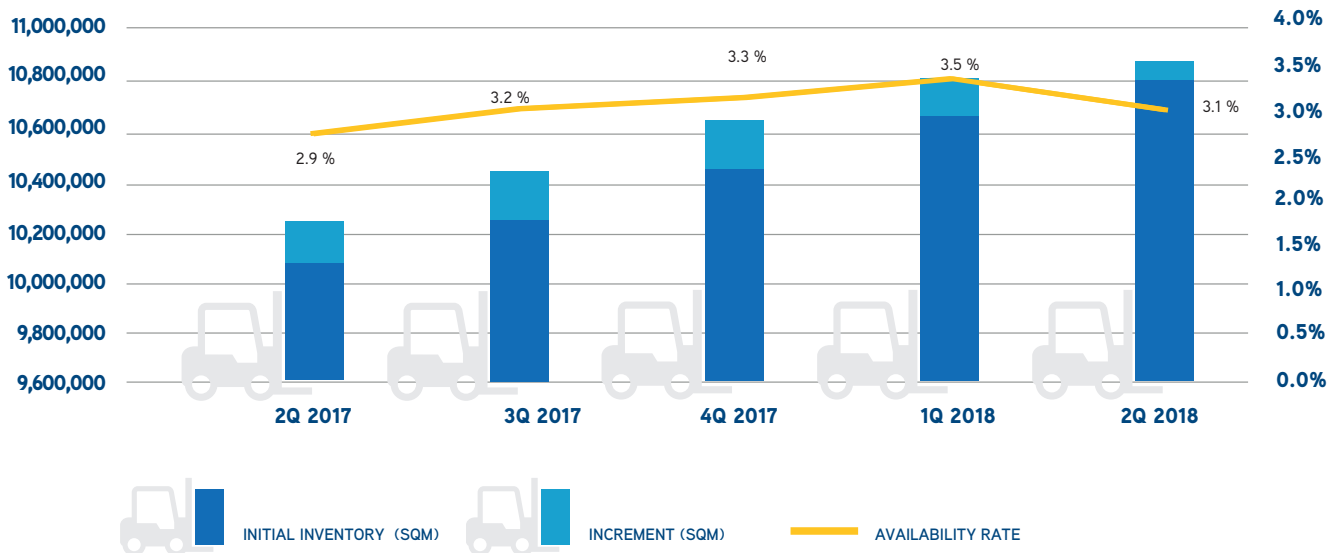
## INVENTORY

- 24.1 million sqm
- 9 industrial corridors
- More than 2,000 monitored industrial properties (greater than 2,000 sqm)

## MARKET SEGMENTATION BY CLASS

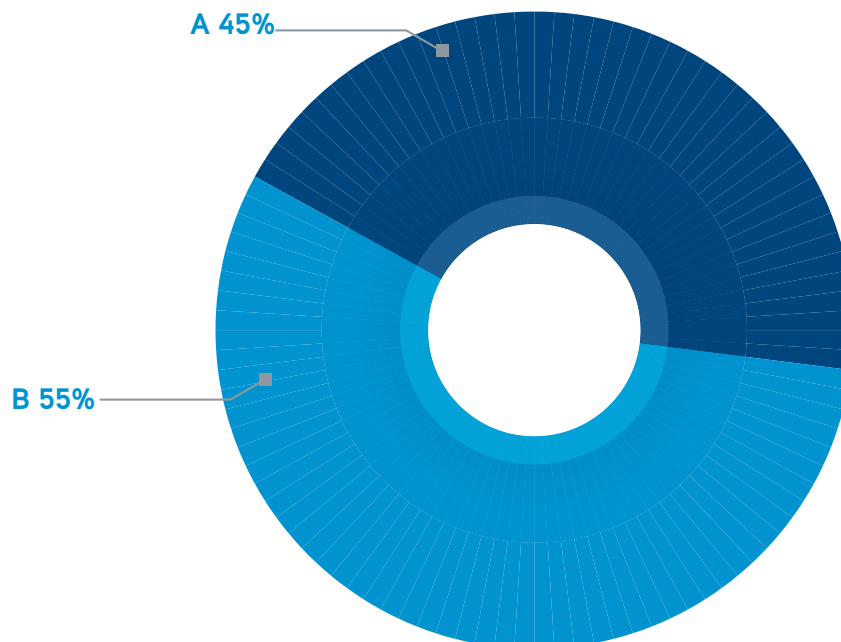
- Class A 10.9 million sqm
- Class B 13.2 million sqm

## INVENTORY, GROWTH AND AVAILABILITY RATE IN CLASS A 2Q 2017 - 2Q 2018



## INVENTORY BY CLASS (SQM) 2Q 2018

**TOTAL: 24.1 MILLION SQM**

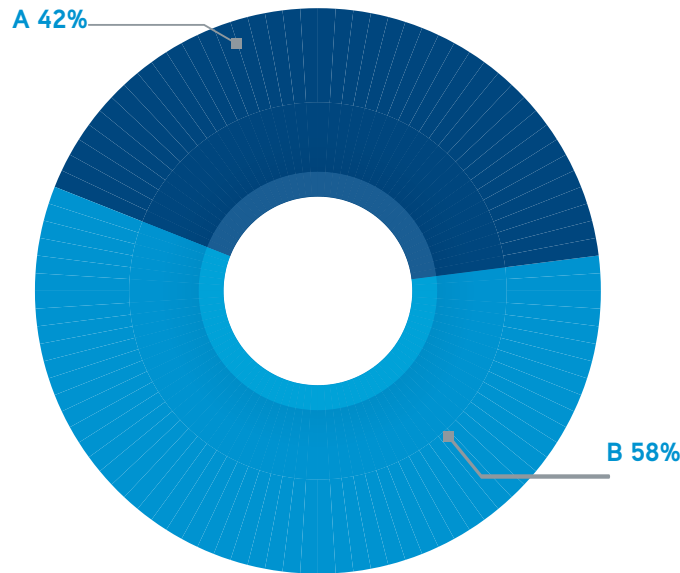


During the second quarter of 2018 the surface of industrial buildings increased by more than 160 thousand sqm due to the incorporation of 8 new buildings.

More than 571 sqm of industrial warehouses are monitored. Currently there is a total of 330 thousand sqm available in class A properties, while for class B there are 230 thousand sqm.

## AVAILABILITY BY CLASS 2Q 2018

TOTAL: 570,000 SQM



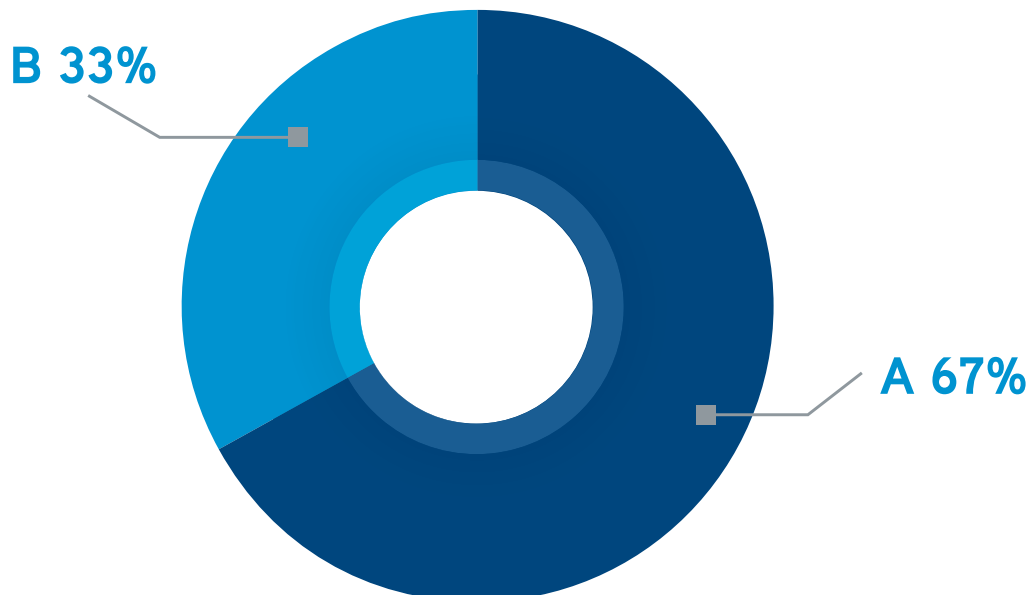
## DEMAND

During the period from April to June 2018, in class A properties, 500,000 sqm of activity was monitored for sale and rental of industrial warehouses larger than 2,000 sqm.

## SEGMENTATION OF MARKET ACTIVITY BY QUARTER

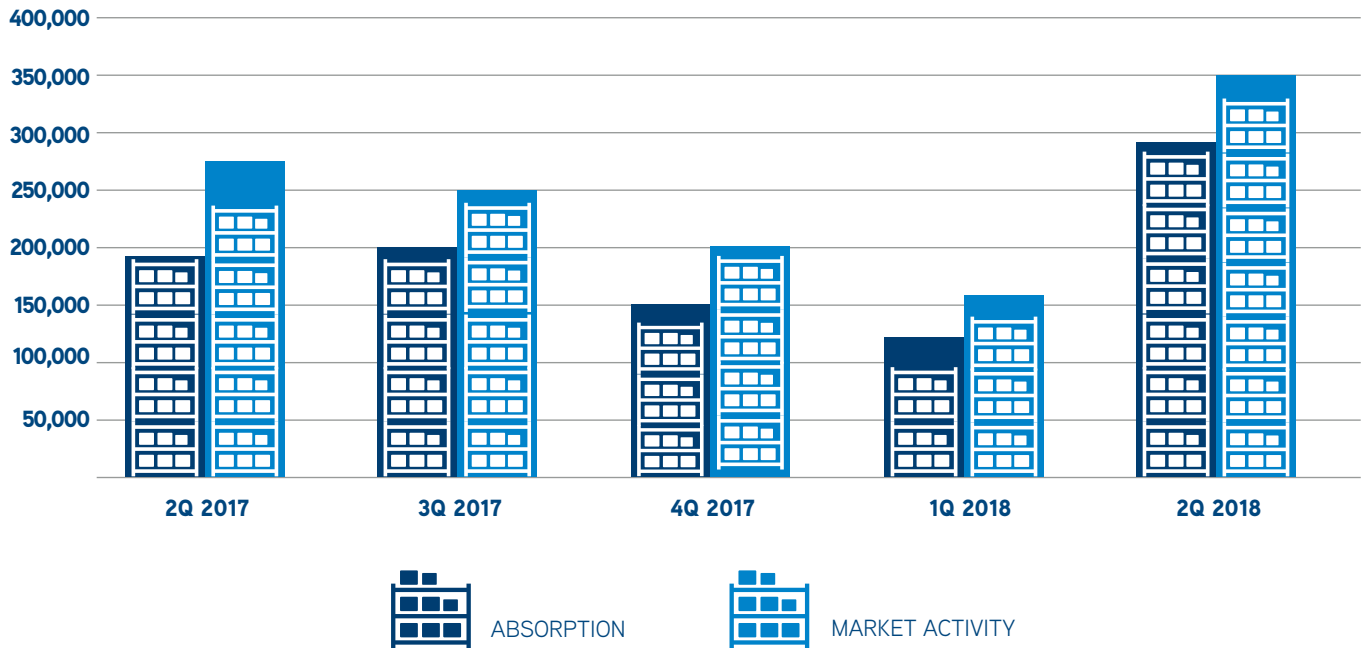
CLASS A & B 2Q 2018

TOTAL: MORE THAN 500,000 SQM



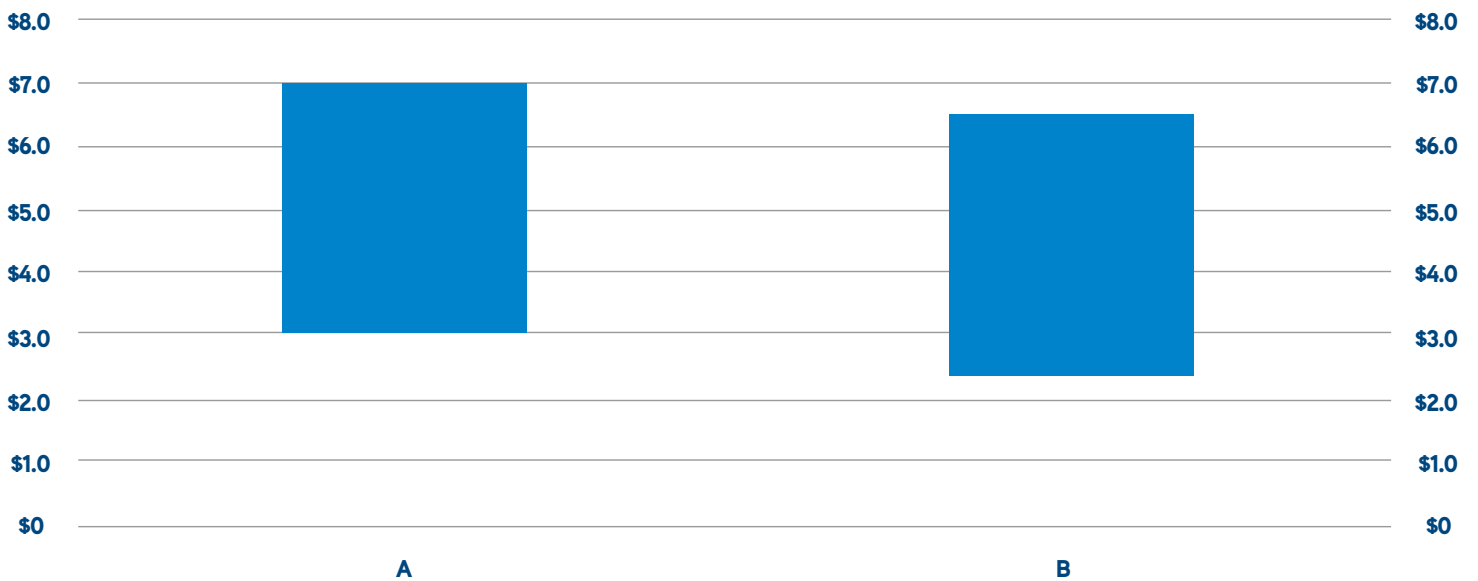
# MARKET ABSORPTION VS MARKET ACTIVITY IN CLASS A

2Q 2017 - 2Q 2018



## PRICES

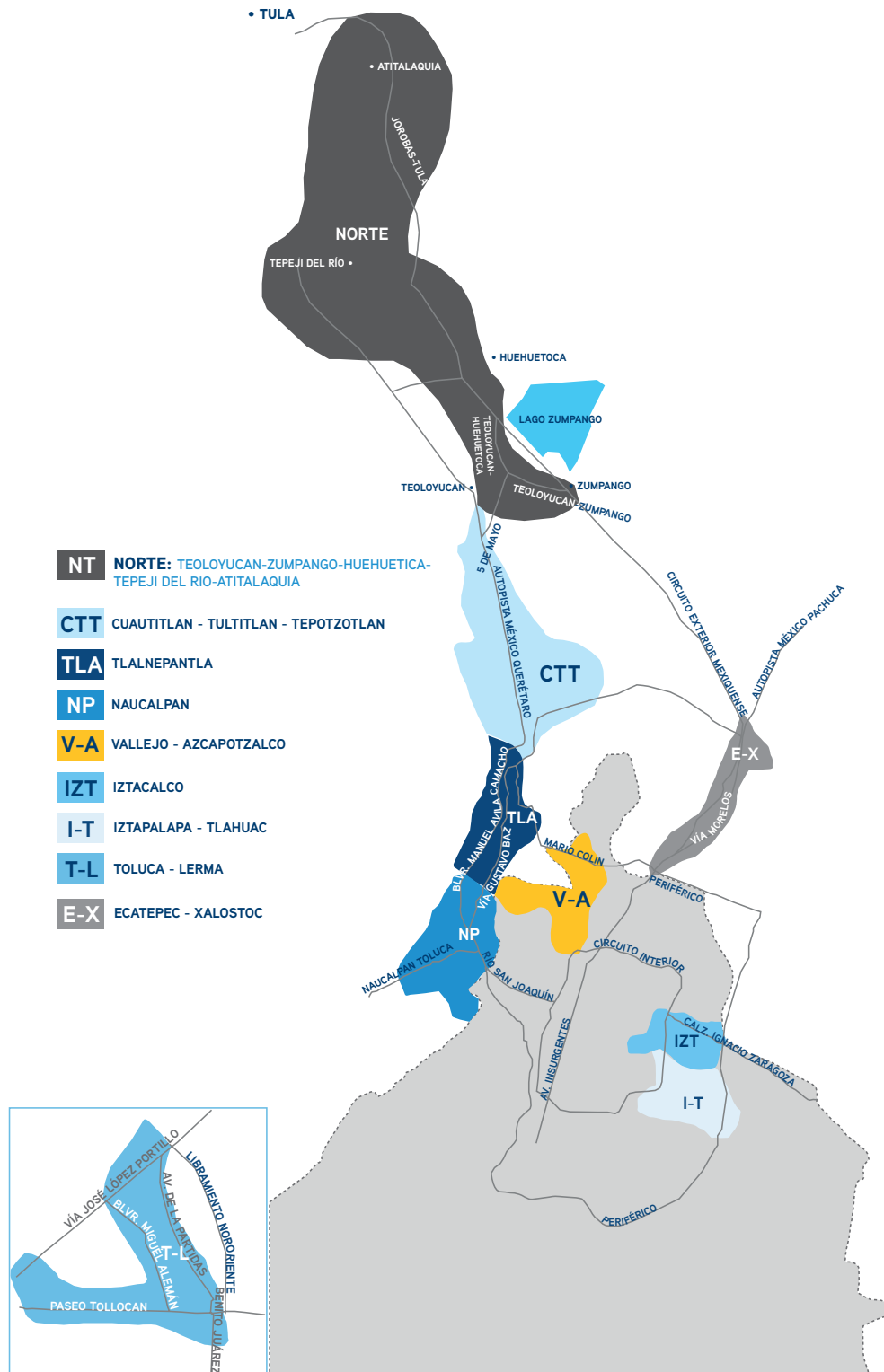
At the end of the second quarter of 2018, the weighted price ranges of the monthly rent list range from U.S. \$ 2 to U.S. \$ 7 per sqm for class A and B warehouses, respectively.



We know that information represents a fundamental tool in decision making. The objective of this is general information on the main corridors that make up the industrial market of the Metropolitan Area and Toluca.

Additionally, Colliers Mexico offers, through its Market Research division, the complete analysis of the industrial market with historical information of the nine main corridors, analysis of trends, prices and new developments in construction, among other relevant information of the period.

## MAP OF INDUSTRIAL CORRIDORS MEXICO CITY'S, METROPOLITAN AREA AND TOLUCA-LERMA





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