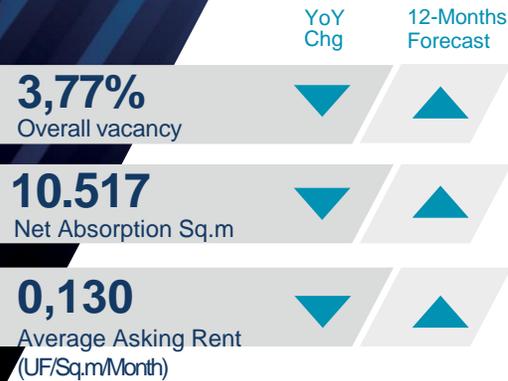
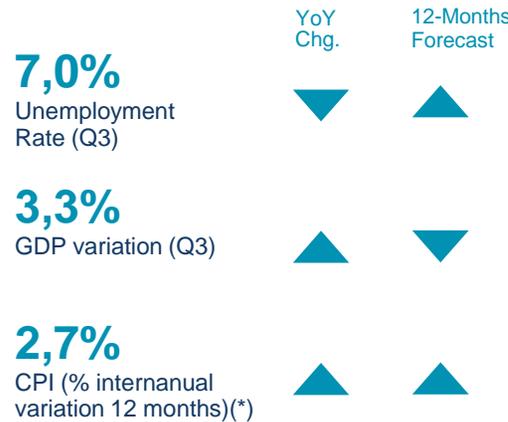


Industrial H2 2019



ECONOMIC INDICATORS Q4 2019



Source: Instituto Nacional de Estadísticas de Chile (INE)
(*) Newsletter: índice de Precios al Consumidor November 2019.

MARKET OUTLOOK:

Due to the social movement unleashed in October, two aspects that impact the market have been identified; the first is the stagnation of investment for new projects; remaining without delay only the investments that had already begun before the demonstrations.

Second, it corresponds to the change in the requirements in the post-manifestation lawsuit. Before the events, the market demanded and valued a good location. There is now greater emphasis on the security of the premises, fire systems and locations outside areas that are subject to conflict and demonstrations.

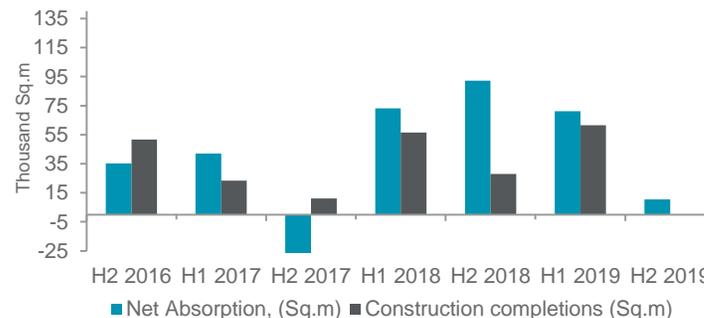
SUPPLY AND DEMAND:

The general vacancy with respect to the previous semester has been reduced by 0.38 percentage points, reaching 3.77% with an absorption of 10,517 sqm, mainly explained by the expansion of the companies themselves within the centers. One of the causes lies in the contraction of commercial sales that generated an overstock in some companies, especially retail. There is also another post-manifestation phenomenon with private wineries that, for security reasons, decided to migrate to multi-client parks.

PRICING:

There is a general price increase with the most significant variation, compared to the previous semester, in class A warehouses with 7.52%. The main increase is in the Norponiente submarket where the price reached 0.147 UF / sqm, while for Class B warehouses the North submarket is the most expensive with 0.128 UF /sqm.

SURFACE DEMAND / DELIVERIES



OVERALL VACANCY & AVERAGE ASKING RENT



ECONOMIC OUTLOOK

The fourth quarter of the year has been characterized by social demands that have led to the discussion of important internal changes, translated into lower commercial activity, with a projection of growth of 0.5 - 1.5% for the year 2020, and a 2, 5 - 3.5% in the year 2021.

Regarding the mining sector, the extraction and processing of copper, grew 0.1% due to a greater treatment of mineral registered in an important company.

The expected investment for 2020 is projected with a fall of 4%. However, the negative impacts on investment are offset by the continuation of the large mining investment projects already started, the increase in public investment, and the expansionary monetary policy.

Regarding unemployment, it fell 0.1 percentage points compared to the previous period, due to a 1.2% increase in the labor force, which was slightly lower than the employed.

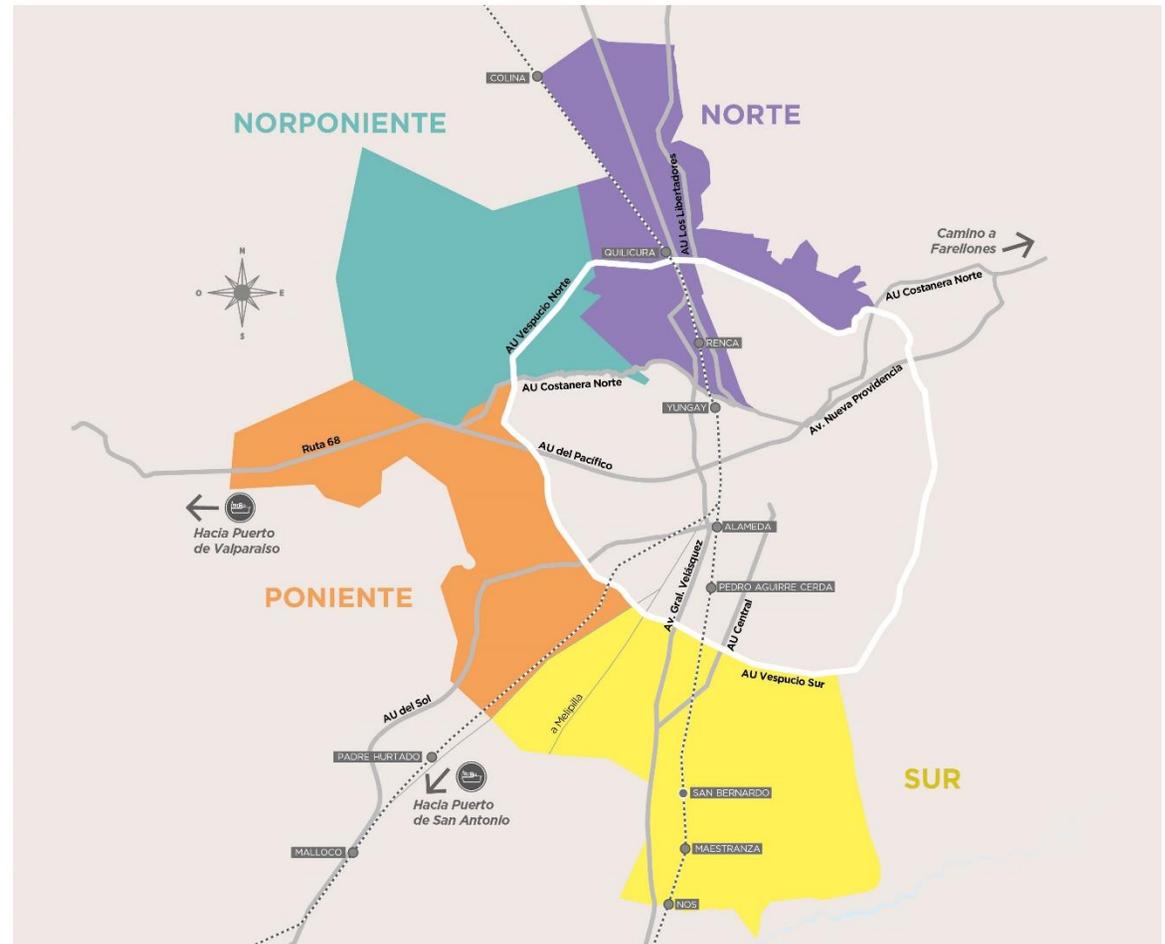
Regarding the international scenario, the focus of tension keeps the uncertainty of the performance of the world activity latent, mainly due to the conflict between the US and China, since the materialization of the agreement is not yet certain.

FUTURE OUTLOOK

There is uncertainty regarding the time in which the national contingency in the political demands are regularized, which at the moment translates into the postponement for decision-making in view of new winery projects and, therefore, a stoppage of future growth in footage, clearly detrimental to a market with low vacancy, and clearly sub-offered.

However, there are ongoing projects that have not stopped. 109,956 sqm are expected to enter the market in the next year, within which 76,956 sqm are in the Norponiente submarket, 23,000 sqm corresponding to Poniente and 10,000 sqm in the South submarket.

WAREHOUSE MAP / SANTIAGO / CHILE



EMPLOYED METHODOLOGY

Classification of logistic centers class A: Surface area above 10.000 sqm / Shoulder height: above 9 meters / Construction: level platforms, level floors, fire system/ Infrastructure: Casino, changing rooms and offices / Antiquity: less than 15 years.

Classification of logistic centers class B: Surface area above 10.000 sqm / Shoulder height: less than 9 meters / Construction: no level platforms and lower quality floors / Antiquity: more than 15 years.

Industrial H2 2019

MARKET STATISTICS

SUBMARKETS	INVENTORY CLASS A (SQ.M) (*)	NUMBER OF BUILDINGS	AVAILABLE SURFACE (SQ.M)	VACANCY RATE (%)	YTD OVERALL NET ABSORPTION (SQM)	UNDER CONSTRUCTION (SQ.M) (**)	PROJECTED (SQ.M) (**)	OVERALL AVG ASKING RENT (USD/ SQ.M/ MONTH)	OVERALL AVG ASKING RENT (UF/ SQ.M/ MONTH) (***)
Poniente Clase A	384.535	2	0	0	0	23.000	184.000	4,74	0,125
Poniente Clase B	1.448.022	8	48.966	3,4	-8.494	0	150.000	4,34	0,114
Norponiente Clase A	844.182	16	8.002	0,9	17.350	36.956	124.873	5,59	0,147
Norponiente Clase B	290.317	8	42.327	14,6	-14.196	40.000	0	4,73	0,125
Sur Clase A	60.427	1	3.400	5,6	0	0	68.000	5,12	0,135
Sur Clase B	416.337	9	22.478	5,4	18.078	10.000	68.000	4,55	0,120
Norte Clase A	78.000	2	3.966	5,1	-2.439	0	350.000	5,12	0,122
Norte Clase B	82.000	3	6.888	8,4	218	0	40.000	4,87	0,128
TOTAL CLASS A	1.367.144	21	15.368	1,12	14.911	59.956	726.873	5,42	0,143
TOTAL CLASS B	2.236.676	28	120.659	5,39	-4.394	50.000	258.000	4,59	0,121
TOTAL	3.603.820	49	136.027	3,77	10.517	109.956	984.873	4,93	0,130

(*) An inventory adjustment was made for this report

(**) Corresponds to rentable surface according to available information

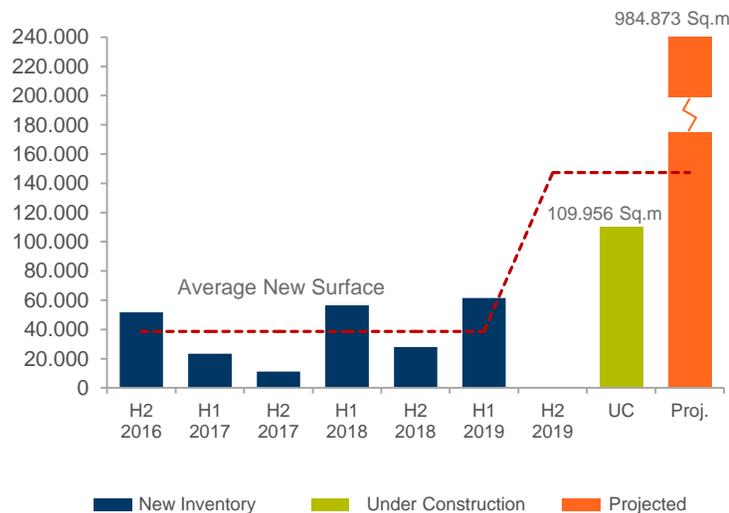
(***) The Unidad de Fomento is a unit of account used in Chile, readjusted according to the inflation. Its value is adjusted daily by the Central Bank of Chile accordingly to the CPI index calculated by the National Institute of Statistics (INE); its code ISO 4217 is CLF. Data up December 27th 2019: 1 UF = CLP \$ 28.306,29 = USD \$37,91; 1 USD = CLP \$746,66

The rent values do no include common expenses, according to investigation are between a 10 and 12 % of the rent. They also do no include taxes.

ASKING RENT (UF / SQ.M / Month) vs. (USD / SQ.M / Month)



NEW INVENTORY (SQ.M) PROJECTED SURFACE (SQ.M)



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