

# Argentina 1Q14

## Market Overview Report



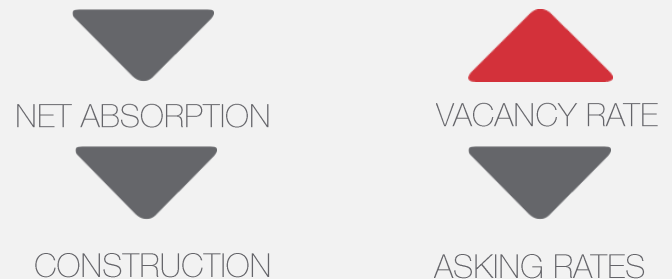
Most real estate sectors are experiencing a softening level of prices and the vacancy level has started to increase as demand has retracted.

The office market in Buenos Aires is stable and has low activity. Vacancies are in the 12% range in the Class-A market, and lease prices are down from US\$ 28/30 to US\$ 25 per m2 range. The class B market vacancy are in the 15% and prices are down to US\$ 15 to 18n per m2 range.

The outlook is for the soft market conditions to continue given the inflationary pressures and languishing economic activity.

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Buenos Aires - Argentina  
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[www.cyw.com.ar](http://www.cyw.com.ar)

### Overall Market Trends for 1Q14



## Market Overview:

### Country Statistics    Principal Lease Terms    Principal Business Taxes    Economy

Area - (Km2)	2.4M2	Term (Years)	3-5	Corporate Tax	35%	Currency	AR\$ Pesos
Population	42 M	Rent Paid	25-28	Withholding Tax	30%	Conversion Rate (vs USD)	\$8
Capital	Buenos Aires	Rent Reviews	1 year	Value Added Tax (VAT)	21%	Informal Conversion Rate (vs USD)	\$11
Capital Population	11M	Indexation	5%	Property Transfer Tax	1.8%	Inflation	25%
						Interest Rate	18%
						Unemployment Rate	8%

## Significant Lease/Sales Transactions:

Tenant	Address	Size	Submarket
Bureau Veritas (Sale)	Madero 900-CBA	3.000 SQM	CATALINAS
Investor (Sale)	Bouchard 557	1.200 SQM	PLAZA ROMA
Investor (Sale)	Madero 900	800 SQM	CATALINAS
NEC (Lease)	Belgrano 955	3.500 SQM	MACROCENTRO