
4Q2024

Rio de Janeiro Offices Market Report



NEWMARK

Market Information

Economy

- The world economy has shown itself resilient, given restrictive monetary policies, with a decrease in inflation. This scenario resulted in moderate growth of the global economy. Following the US presidential elections, the economic policies of the president-elect such as an expansionist and more protectionist fiscal policy, have already influenced the price of goods and assets. Thus, the US Dollar has increased in value all over the world. Wars wage on in both Europe and the Middle East, with no end in sight, making the international scenario even more challenging;
- The YTD GDP (through September) was R\$ 2.9 trillion, accumulating a 3.3% increase compared to the same period in 2023, but there was a slowdown in the 3rd quarter;
- The labor market has been quite active, with an increase in the percent population employed and a decrease in unemployment to 6.1%. The trade balance was positive, reaching record levels, primarily due to exports to China. However, loss of confidence due to the fiscal policy, high levels of public debt, and growing inflation all have a strong impact on the nation's economic performance.

Transactions

- Leasing activity picked up in 2024;
- Gross and net absorption in the last quarter of the year were 36 and 25 thousand respectively, with accumulated number for the year of 157 and 100 thousand m², the highest it have been since 2019;
- Even though 43% of the year-to-date net absorption came from government agencies, one of the main tenants in Rio de Janeiro, demand in other industries was also positive, and occupied space increased overall, surpassing returns across the city.

Market Indicators

- The market for high-end office buildings in Rio de Janeiro ended on a positive note, especially in terms of demand;
- Although gross and net absorption dropped in the last quarter, they remained quite above the levels in late 2023, and accumulated numbers for the year were the best they have been since 2019;
- The vacancy rate continues to drop, ending the quarter at 28.4%;
- The average asking rent remained almost unchanged at R\$ 74,04/m², compared to R\$ 73.81/m² in the previous quarter.

Outlook

- Resumed demand in 2024 could signal a more attractive high-end office market in Rio de Janeiro in 2025. Year-to-date net absorption reached 100 thousand m², almost five times what it was in 2023, the best performance since 2019, and significantly higher than the historical annual net absorption of 28.8 thousand m².
- Given that no new deliveries are scheduled for the medium and long terms, the vacancy rate should continue to drop slowly, especially if demand continues at current rates.
- However, there is uncertainty that may result in more robust recovery, such as political/economic instability and strong dependence on only a few segments, such as government and oil & gas.

4Q2024

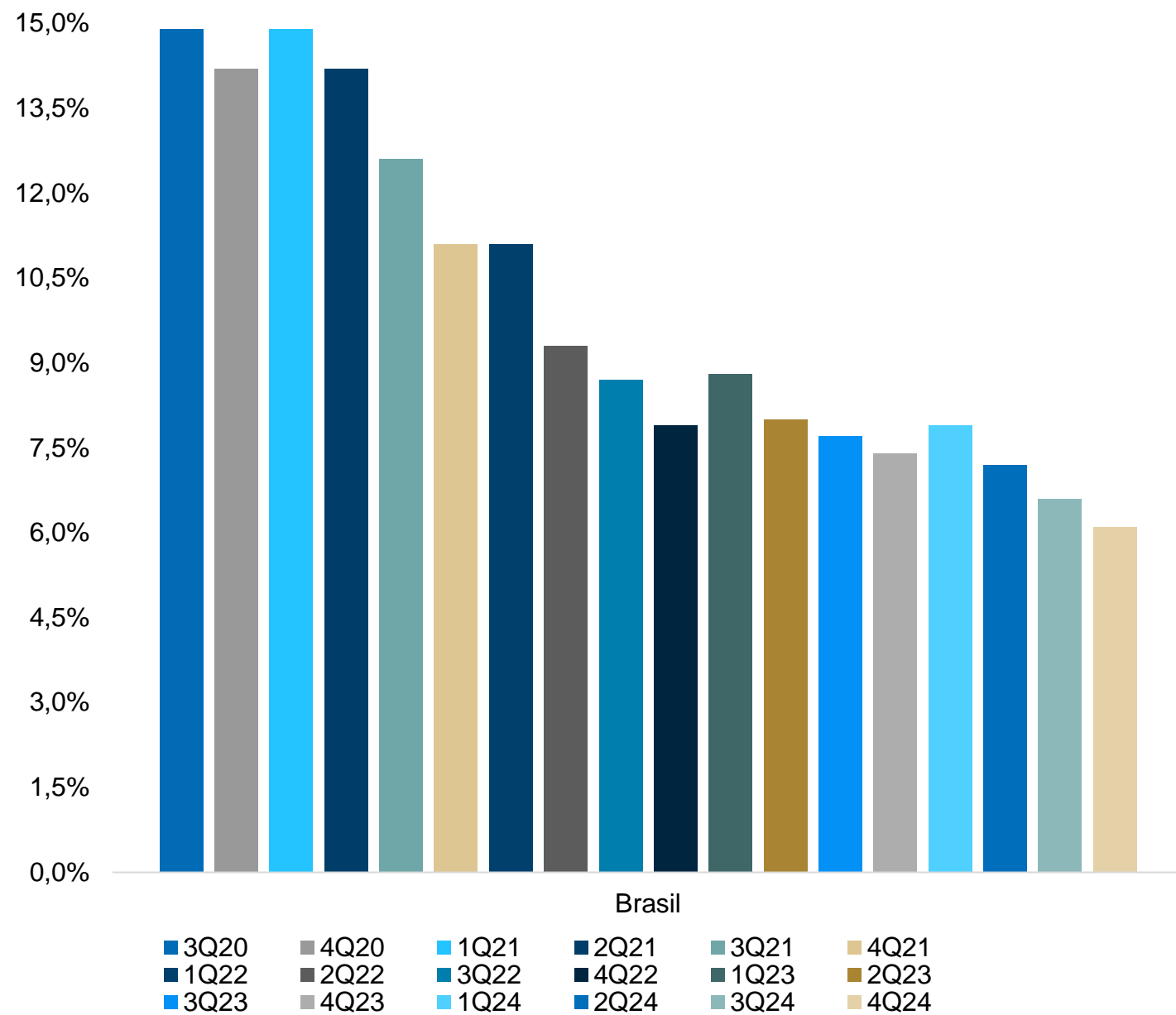
Economy



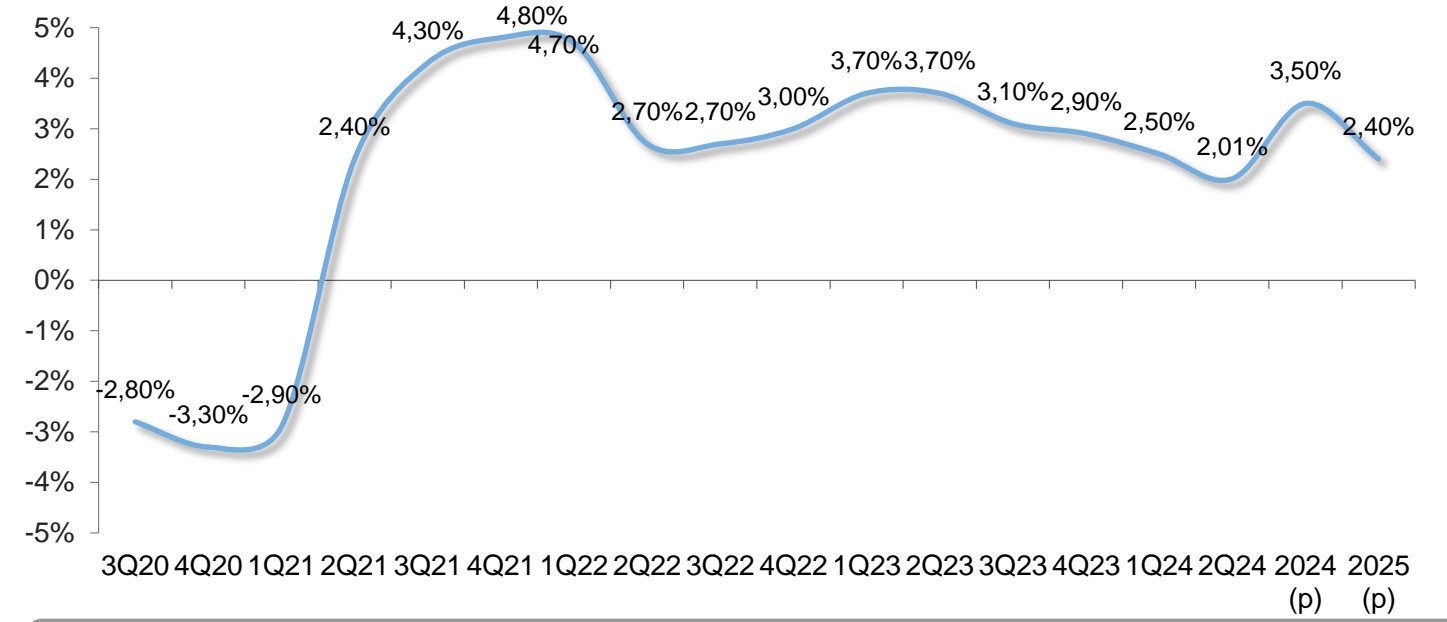
Economy

Although still experiencing fluctuations, the unemployment rate is declining. Despite a slight quarterly drop in inflation indicators, the year-to-date IGMP and IPCA closed at 6.5% and 4.8%, respectively, increasingly deviating from the Central Bank's target (3.5%) and heightening uncertainty about economic activity growth in the coming years. The Monetary Policy Committee (Copom) resumed tightening monetary policy to curb rising prices, raising the rate by one percentage point compared to the beginning of the year, reaching 12.25% per year

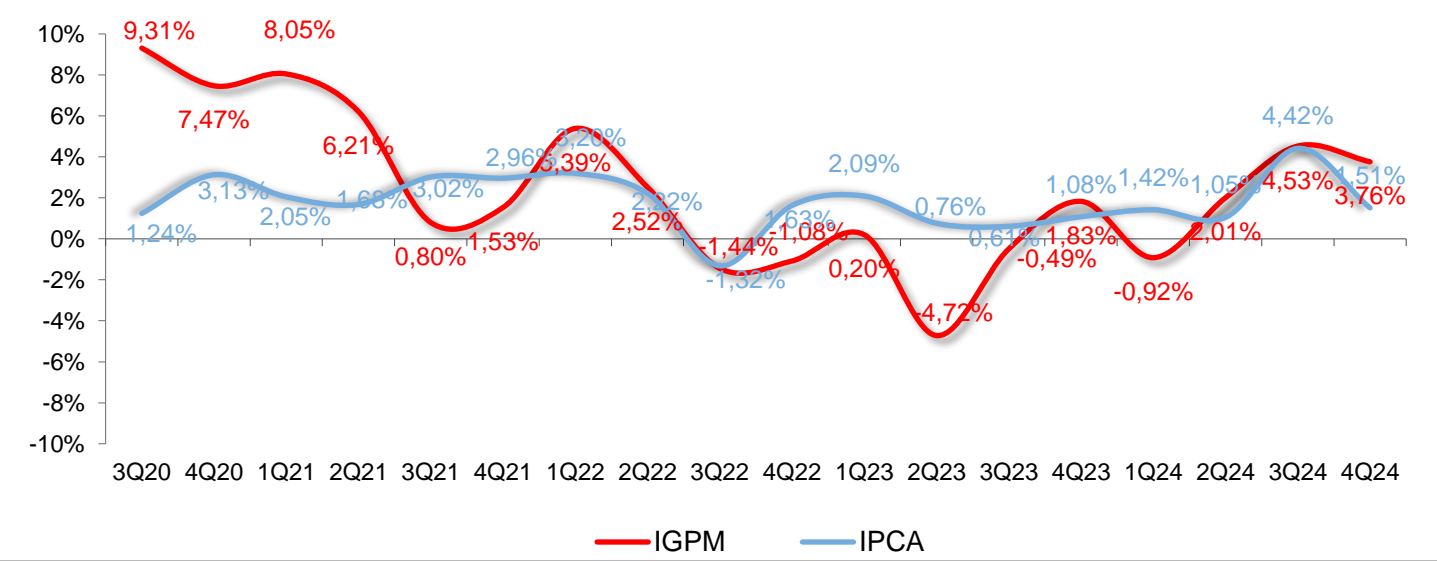
Unemployment rate



GDP –at market prices – YTD in 4 quarters (%)



IPCA (quarter) x IGPM (quarter) Variation (Inflation rate)



Source: IBGE, Banco Central do Brasil, FGV

4Q2024

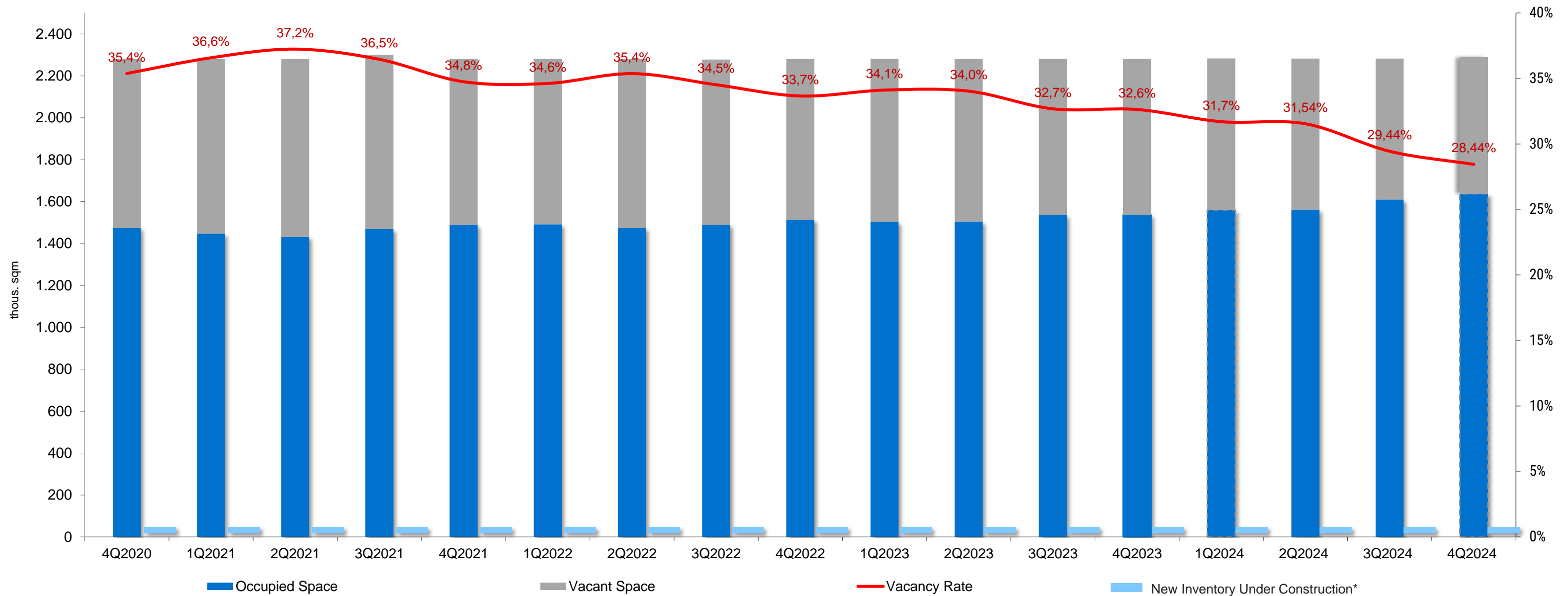
Market Indicators



The demand got strength in 2024, resulting in a significant decrease in supply

The vacancy rate closed at 28.4%, the lowest it has been in 8 years

Occupied and Vacant Space, Under Construction vs. Vacancy Rate – Class A, AA and AAA



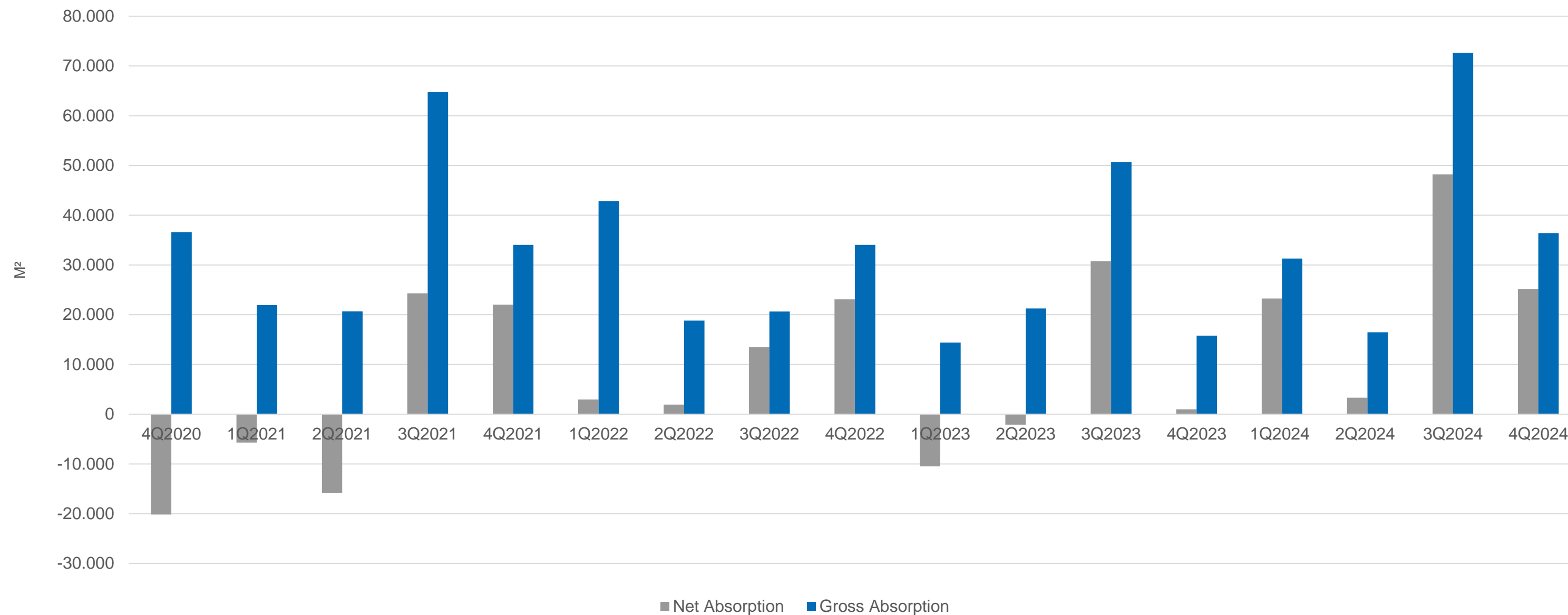
Source: Newmark Brasil – Market Research

*works have started, but no estimated date for conclusion

Growth and recovery of demand in 2024

Despite being lower than the previous quarter, both gross and net absorption significantly exceeded the figures recorded in the same period of 2023. In cumulative terms, 157,000 m² and 100,000 m² were added, respectively: the best year since 2019

Gross and Net Absorption (sqm) – Class A, AA and AAA

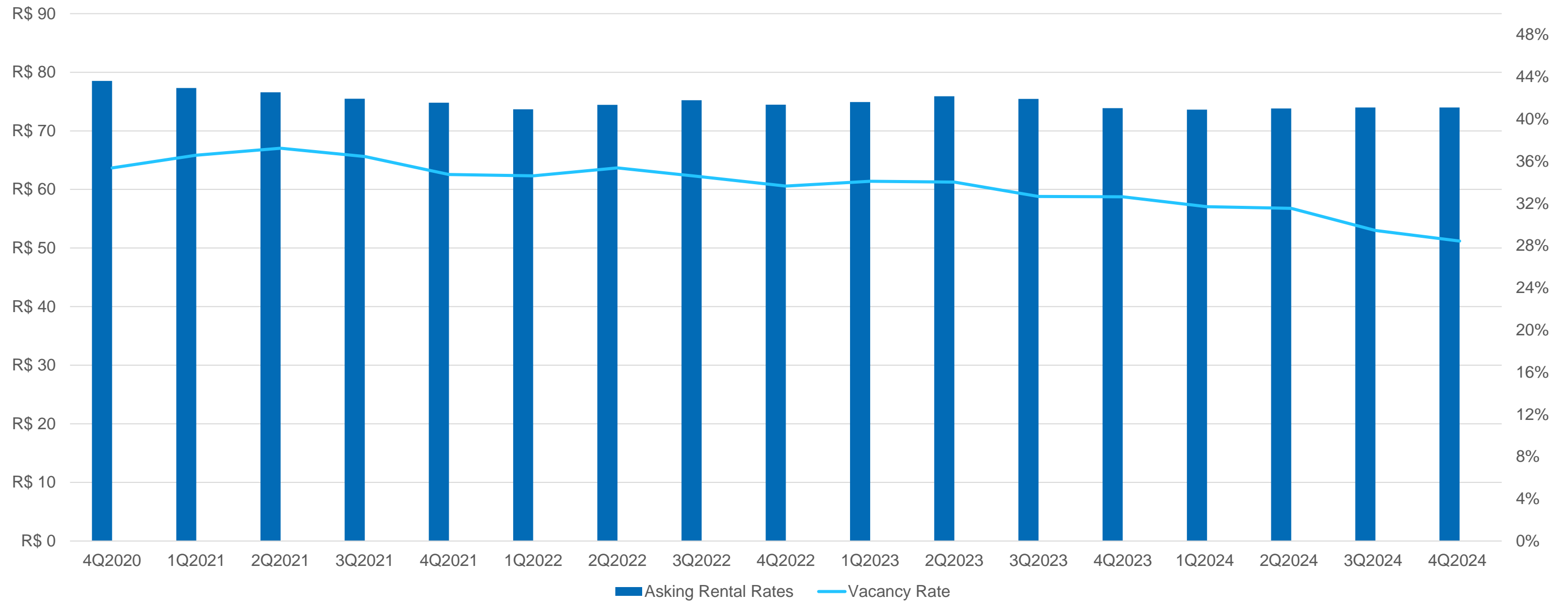


Source: Newmark Brasil – Market Research

Stability in asking rental rates

Despite the reduction in vacancy rates, the volume of supply remains high, which impacts asking rental rates. Although still declining, these prices have shown signs of stabilizing

Average Asking Rent and Vacancy Rate – Class A, AA and AAA

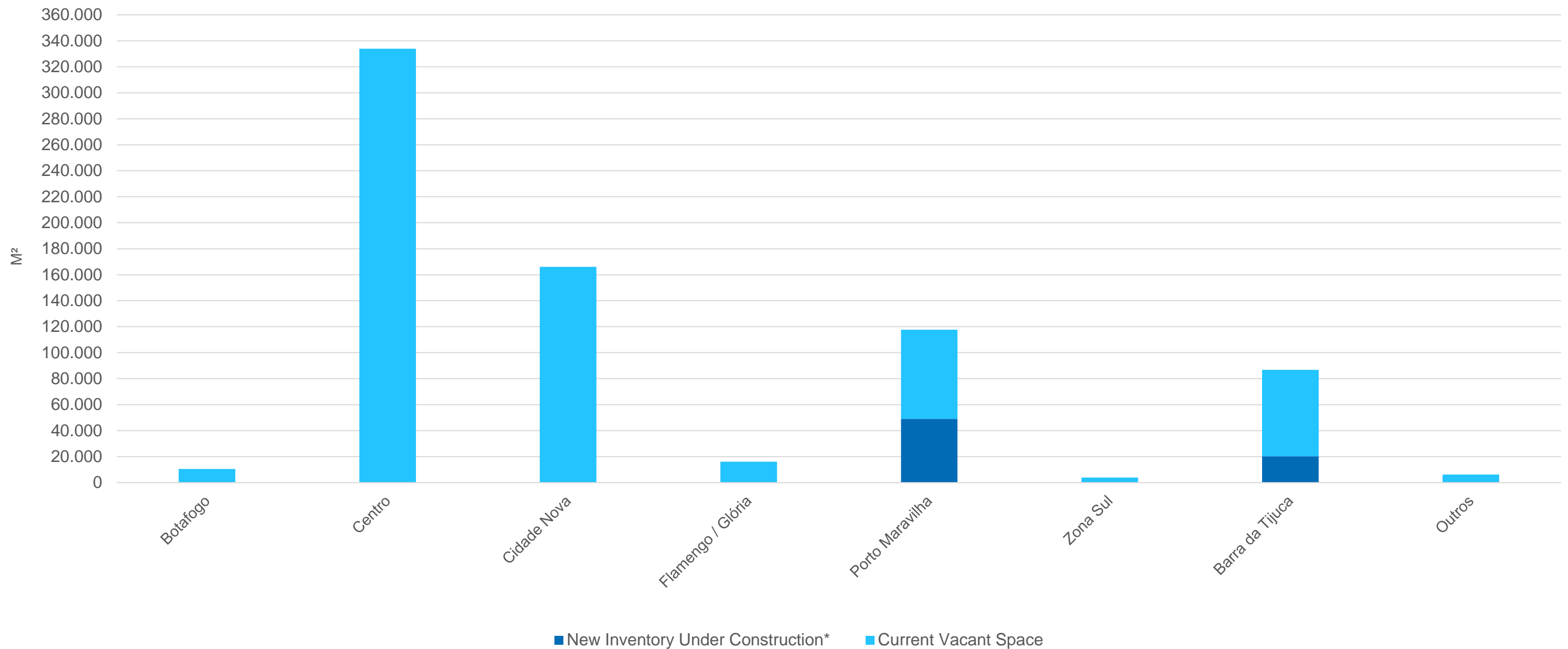


Source: Newmark Brasil – Market Research

Stagnation in construction activity

The regions of Porto Maravilha and Barra da Tijuca are those with buildings under construction, but with no forecasted date for conclusion; the low construction activity in Rio de Janeiro has been positive, amid the large volume of vacant space in the city

Current Vacant Space vs. New Inventory Under Construction per Submarket (sqm) – Class A, AA and AAA forecasted to 2024

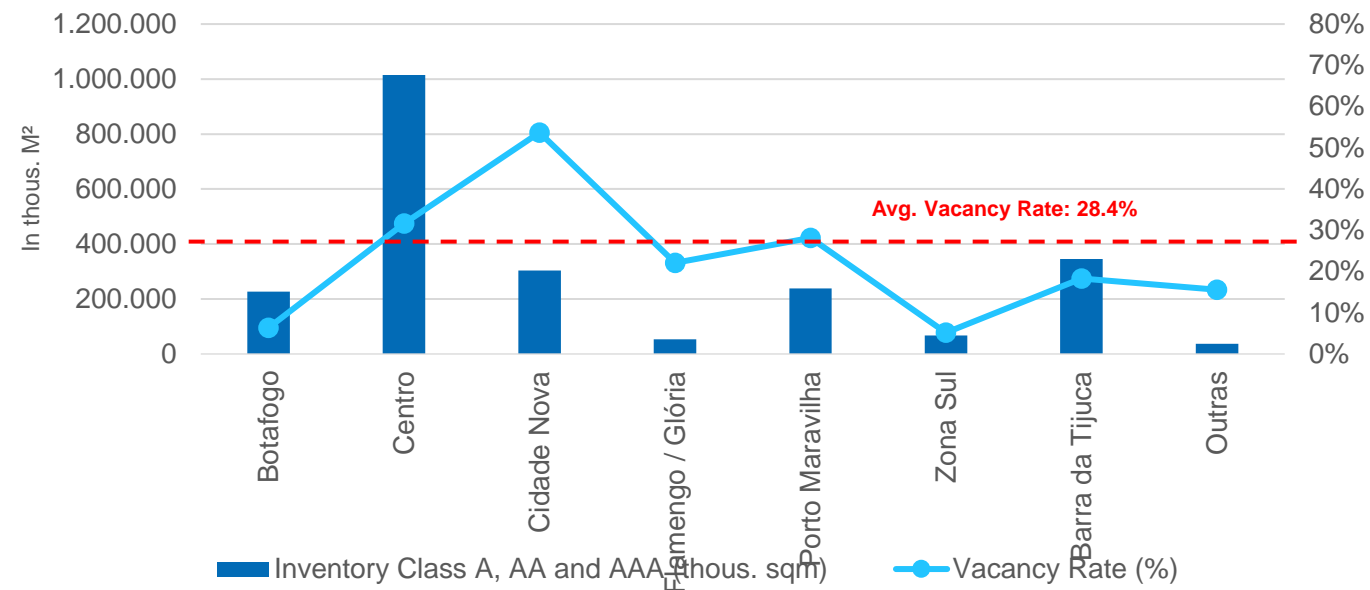


Source: Newmark Brasil – Market Research

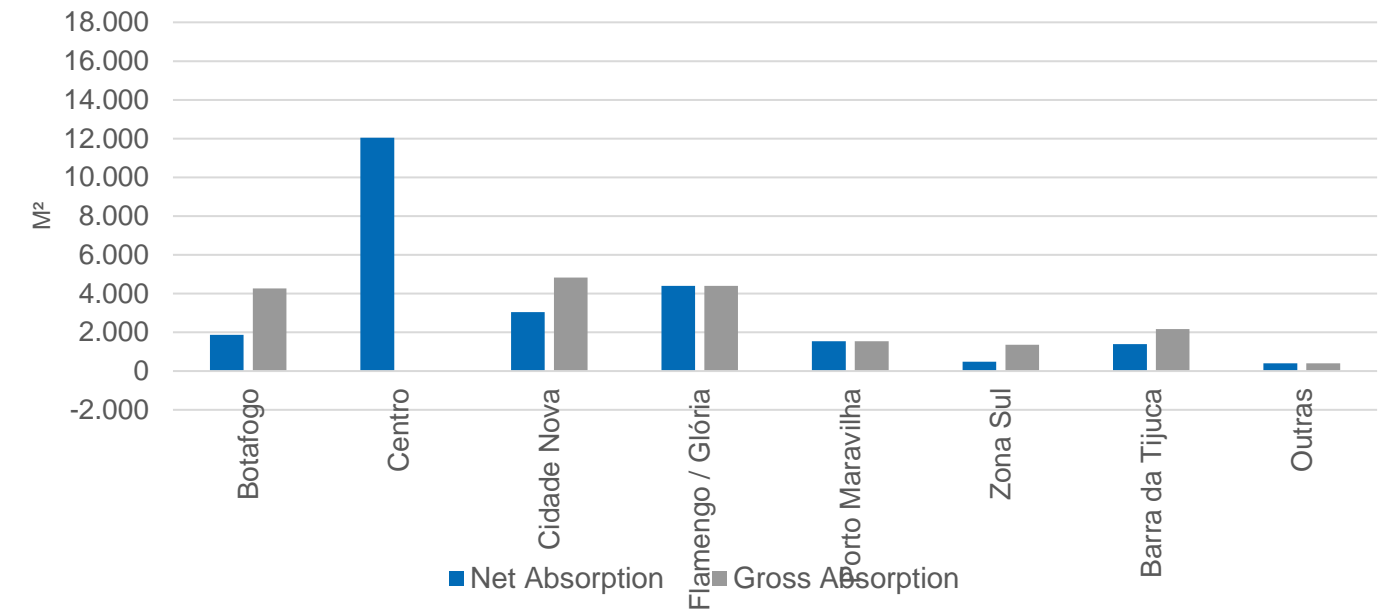
*works have started, but no estimated date for conclusion

Comparables per Submarket

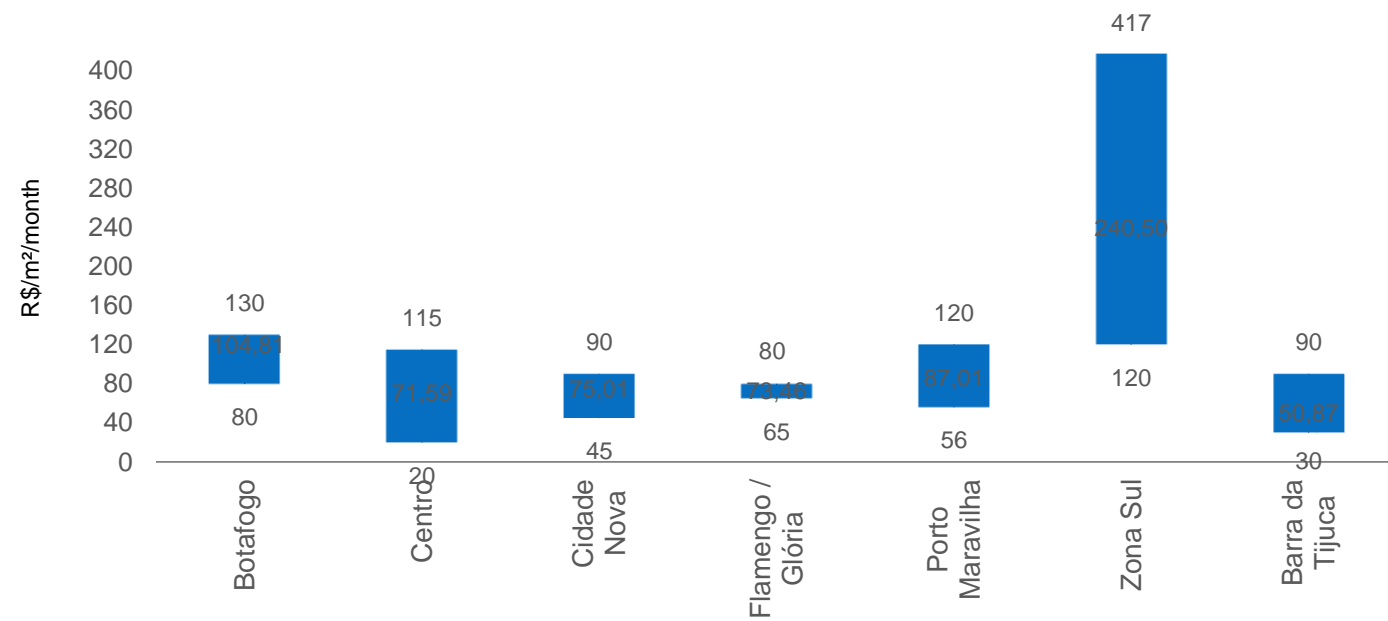
Inventory vs. Vacancy Rate – Class A, AA and AAA



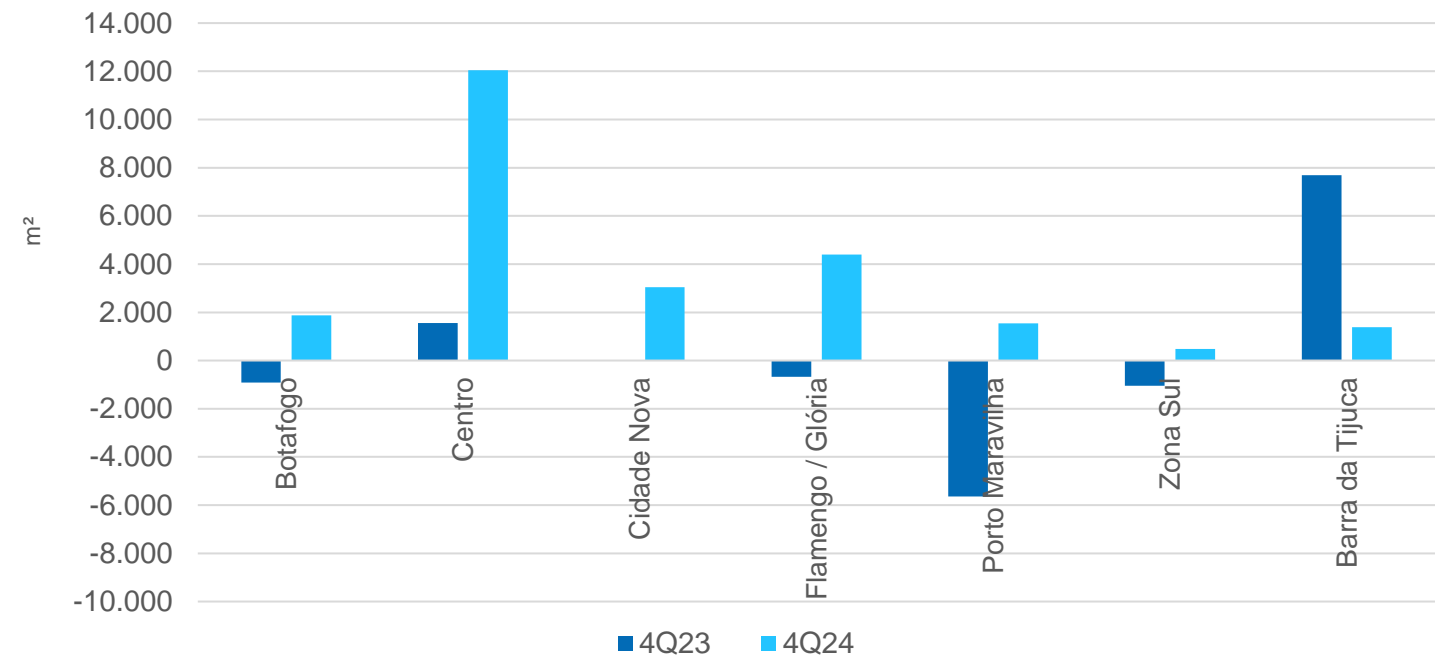
Gross and Net Absorption per Submarket – Class A, AA and AAA



Minimum, Average and Maximum Asking Rent – Classe A, AA e AAA



Net Absorption – Annual Variation – Class A, AA and AAA





For more information,
please reach out your business contact at Newmark Brasil.

For more information:

Mariana Hanania

Head of Market Research

mariana.hanania@nmrkbrasil.com.br

NEWMARK BRASIL

Av. Dr. Cardoso de Melo, 1460, Cj. 71

Cep. 04548-005

São Paulo, SP, Brasil

t 5511-2737-3130

nmrkbrasil.com.br

A Newmark possui acesso a banco de dados customizados para atender aos nossos parâmetros de classificação e abrangência, seguindo nossa própria metodologia, que inclui a reclassificação periódica de alguns empreendimentos. Com isto, o refinamento em nossos dados é constante, podendo haver ajustes nas estatísticas históricas incluindo disponibilidade, preços pedidos de locação, absorção e aluguel praticado. Os relatórios de pesquisa da Newmark estão disponíveis em ngkf.com/research. Todas as informações contidas nesta publicação são derivadas de fontes consideradas confiáveis. Apesar de não duvidarmos da precisão de tais informações, a Newmark não é legalmente responsável pelas mesmas. Qualquer destinatário desta publicação não pode, sem a aprovação prévia por escrito da Newmark, distribuir, divulgar, publicar, transmitir, copiar, fazer upload, baixar ou de qualquer outra forma reproduzir esta publicação ou qualquer das informações nela contidas. Este documento destina-se para fins informativos e nenhum de seus conteúdos tem a intenção de aconselhar ou recomendar uma estratégia específica.

NEWMARK