

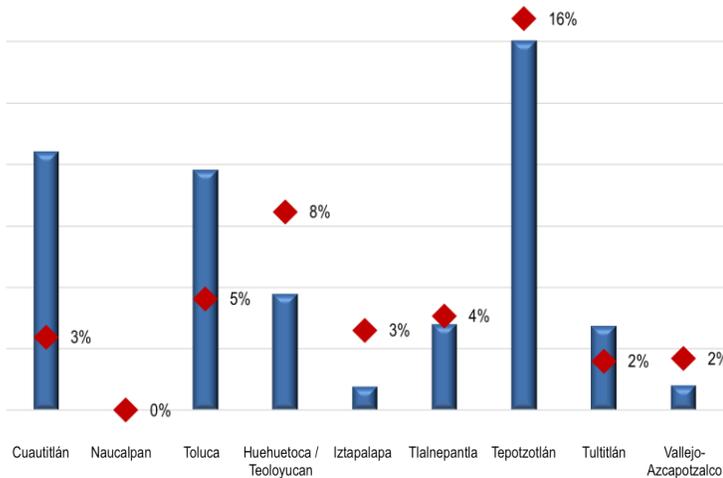
Overview

At the end of the second quarter of 2016, the industrial market Class A of Mexico City recorded an inventory of 8.3M Sq.M, with the Cuautitlan submarket which covers a larger share of that inventory (33%) followed by Toluca (20%).

Supply

The vacancy rate recorded in the quarter was 4.71%, (equivalent to just over 390,000 Sq.M). In this area, Tepotzotlán had the highest vacancy rate in the market with 16% for a decrease of 7% over the previous quarter, while in the Naucalpan submarket not one available Class A space was recorded.

Industrial Availability Class A 2Q2016



Demand

Absorption throughout the second quarter was 158,000 Sq.M this represents a decrease compared to the same period last year which was 160k Sq.M.

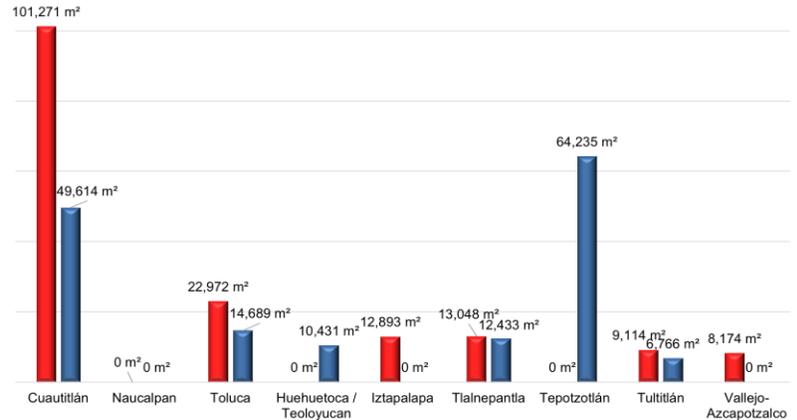
Excels marketing spaces in Cuautitlan (49K Sq.M) and Tepotzotlan (64K Sq.M) submarkets while in Naucalpan, Iztapalapa and Vallejo availability is not present.



Contact
Roberto Duran
rduran@cmigrupo.com

Laura Baranda
laura.baranda@cmigrupo.com

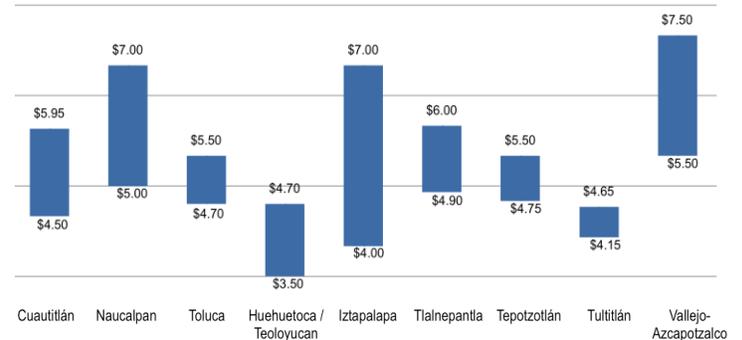
Total Industrial Activity Class A 2Q2016



Prices

Average output prices remained stable despite the exchange rate volatility (during this quarter the exchange rate remained between ranges of \$18 and \$19 Mexican Pesos per Dollar) with the Vallejo-Azcapotzalco submarket, which reached the highest prices in Mexico City and the Metropolitan area (with up to \$7.50 USD/Sq.M/Month). In contrast, lower prices were detected in Huehuetoca/Teoloyucan submarket below \$ 4.00 USD/Sq.

Output Prices Industrial Class A 2Q2016



Outlook

It is anticipated that during 2016 the industrial market in Mexico City will continue a healthy activity, resulting in a healthy vacancy rate equivalent to 5.4% on average.

Given the exchange rate movements, it is important that tenants and developers reach various agreements and mechanisms for the benefit of both parties. Negotiations continue to be one to one, and no major changes are expected in rental prices.