

Chile Real Estate Report Q2 2014

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Abstracts

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BMI View: Chile has long been one of the jewels in the South American crown in terms of a dynamic economy, abundance of resources and consistent growth. These strong fundamentals and a resilient leasing market make Chile a strong and dependable performer in the commercial real estate sector.

Lead indicators suggest that construction and pipeline growth is expected to continue at a strong rate. However, given the growth rates in 2013, base effects will likely result in a lower growth figure over 2014, as we anticipate that the rental market will remain flat across all sub-sectors. In spite of new supply, absorption rates are generally holding up across the board, with record amounts of office space set to come online over the next year. In fact, an anticipated broader slowdown in pipeline activity in the medium term is good for the leasing market - particularly in the office and retail sub sectors - as new supply decreases and demand remains relatively buoyant, the competition for prime space in prime locations may well boost rental rates in the medium term. Nevertheless, abundant demand and supply is the general trend across all commercial real estate sub-sectors, and as a result, the commercial real estate market is expected to continue to blossom. The country's status as Latin America's most prosperous region has helped it retain stability and caused it to become a target destination for people looking to enter into a more predictable market than the eurozone in particular.

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