

SAO PAULO

Volume 222

DECEMBER 2012



Sao Paulo	
City Population	11.31 million
City Area	3,067 mi ²
Avg. Ann. Rainfall	57.48 inches
Avg. Ann. Temp.	65.3 °F
Time Zone	UTC-3
Brazil	
Population	199.32 million
Population Growth	.86%
Total Area	3,287,612 mi ²
GDP (PPP)	\$2.324 trillion
Real GDP Growth	2.7%
GDP Per Capita	\$11,900
Inflation Rate	6.6%
Labor Force	104.7 million
Unemployment Rate	6%
Literacy Rate	88.6%
Currency	2.06 BRL = \$1

AsiaPac International has offices in Asia Pacific, Latin America, and EMEA covering over 145 markets worldwide.

www.AsiaPacIntl.com

Sao Paulo and its Commercial Real Estate Market are unique in many respects. Did You Know...

- Sao Paulo is the largest city in Brazil, the western and southern hemisphere, and the world's eighth largest city by population.
- The city is home to Sao Paulo Stock Exchange, the Future Markets, and the Cereal Market Stock Exchanges (which is the second largest stock exchange in the world).
- The city is known for the size of its helicopter fleet, architecture, gastronomy, and skyscrapers.
- Sao Paulo is the sixth city with most billionaires in the world, tied with Mumbai with 21 billionaires.
- Sao Paulo is the 10th richest city in the world. The city's economy is largely service based driven by the financial, business services and light manufacturing industries.
- Sao Paulo is the leading industrial and financial center of Latin America and generates approximately 7% of Brazil's GDP.
- The city's commercial real estate continues to grow at a solid pace with construction being accelerated on the southern part of Rodoanel Mario Covas in anticipation of the 2010 presidential election.
- 63% of all the international business in Brazil has their headquarters in Sao Paulo.
- The industrial market continues to remain stable with important gains in manufacturing and distribution. Over the past few years, the industrial market has experienced the relocation of industries from central zones to recently built construction parks in decentralized areas. Companies are motivated to relocation due to the government incentives, lower labor costs and lower cost of housing.

SAO PAULO AT A GLANCE

	RENT/M2/MONTH		RENT/SF/YEAR		Vacancy
	Low	High	Low	High	
2.06 BRL = 1 US\$					
DOWNTOWN OFFICE					
New Construction	BRL 90	BRL 170	\$55.74	\$105.29	8.5%
Class A	BRL 90	BRL 200	\$55.74	\$123.87	8.5%
Class B	BRL 55	BRL 120	\$34.06	\$74.32	8.5%
SURBURBAN OFFICE					
New Construction	BRL 60	BRL 80	\$37.16	\$49.55	8.5%
Class A	BRL 60	BRL 90	\$37.16	\$55.74	8.5%
Class B	BRL 48	BRL 70	\$29.73	\$43.35	8.5%

For further information about doing business Sao Paulo or to learn more about AsiaPac International, contact us at 408-402-5270 or DidYouKnow@AsiaPacIntl.com