



Just in Time
REALTY

2024

MIAMI REALTORS
CONFERENCE

Exploring Perú's Real Estate Market :

Key Opportunities and Market Trends

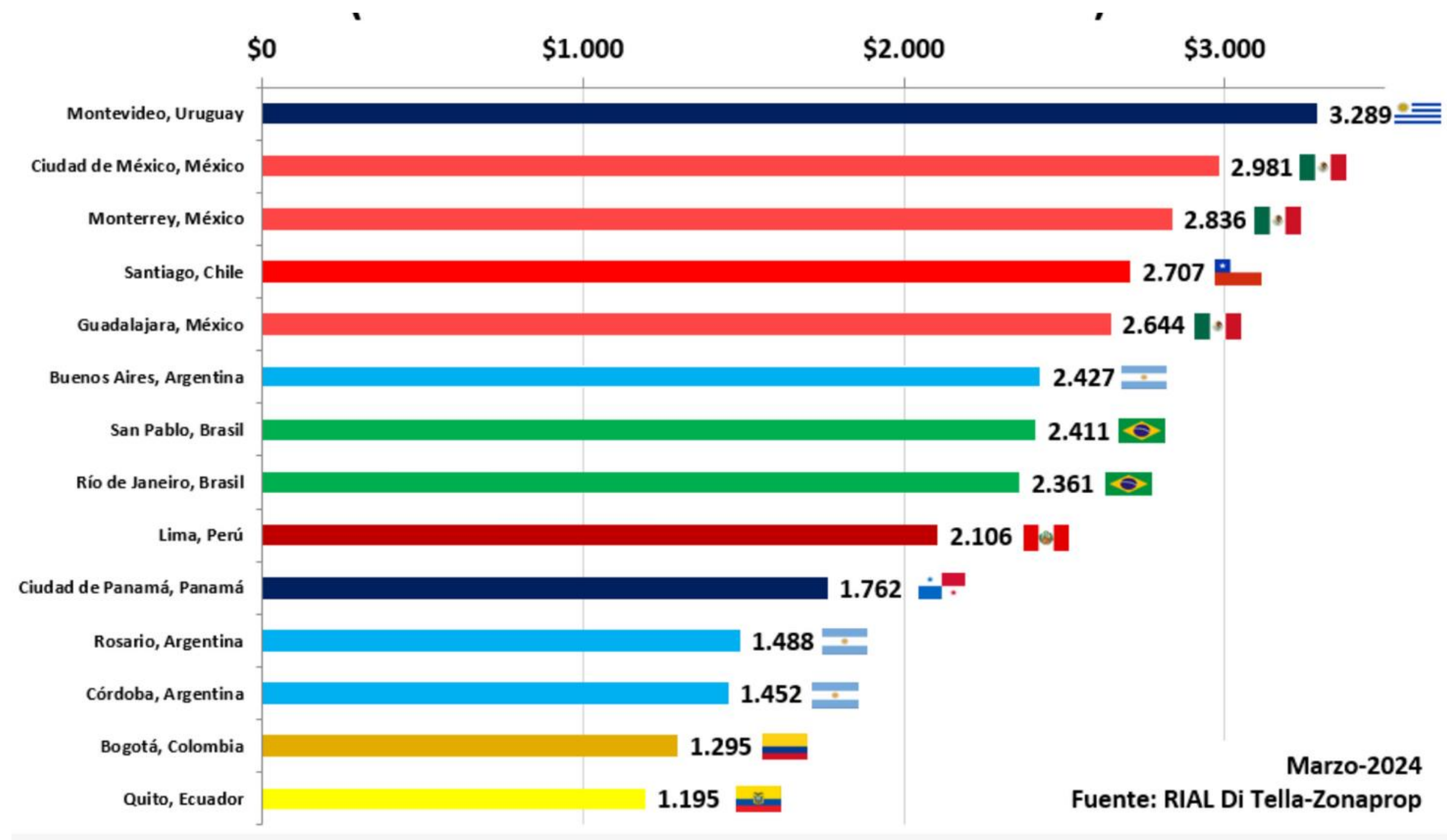


WOW: Discover Perú

Peru, a rising star in Latin America, offers some of the most promising real estate opportunities today, particularly for global investors looking to diversify their portfolios

<https://www.youtube.com/watch?v=qFJMN-BOXMQ>

Price of apartments (in dollars per m2) in Latin America

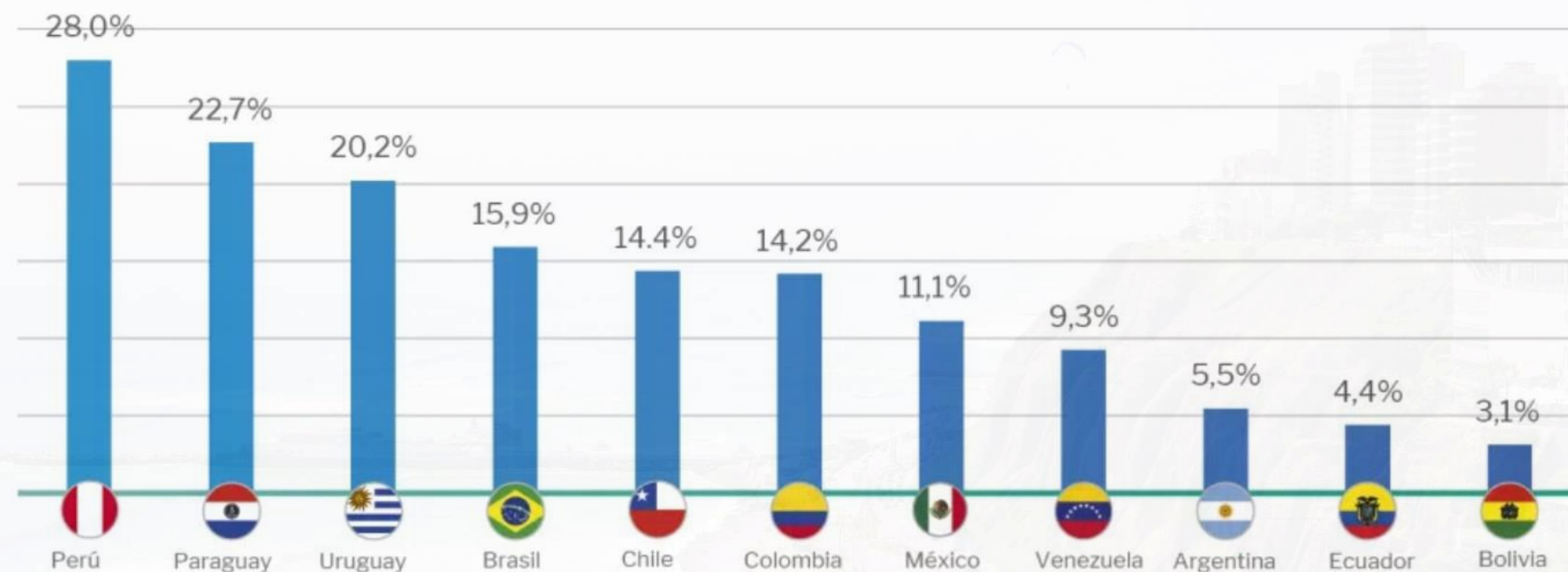


Reference Rate

Country	Period	Benchmark Rate
Brasil	Set-24	10.75%
Chile	Set-24	5.50%
Colombia	Ago-24	10.75%
Peru	Set-24	5.50%

BCRP has just lowered its reference rate to 5.50%

net international reserves in South America and Mexico (% of GDP)



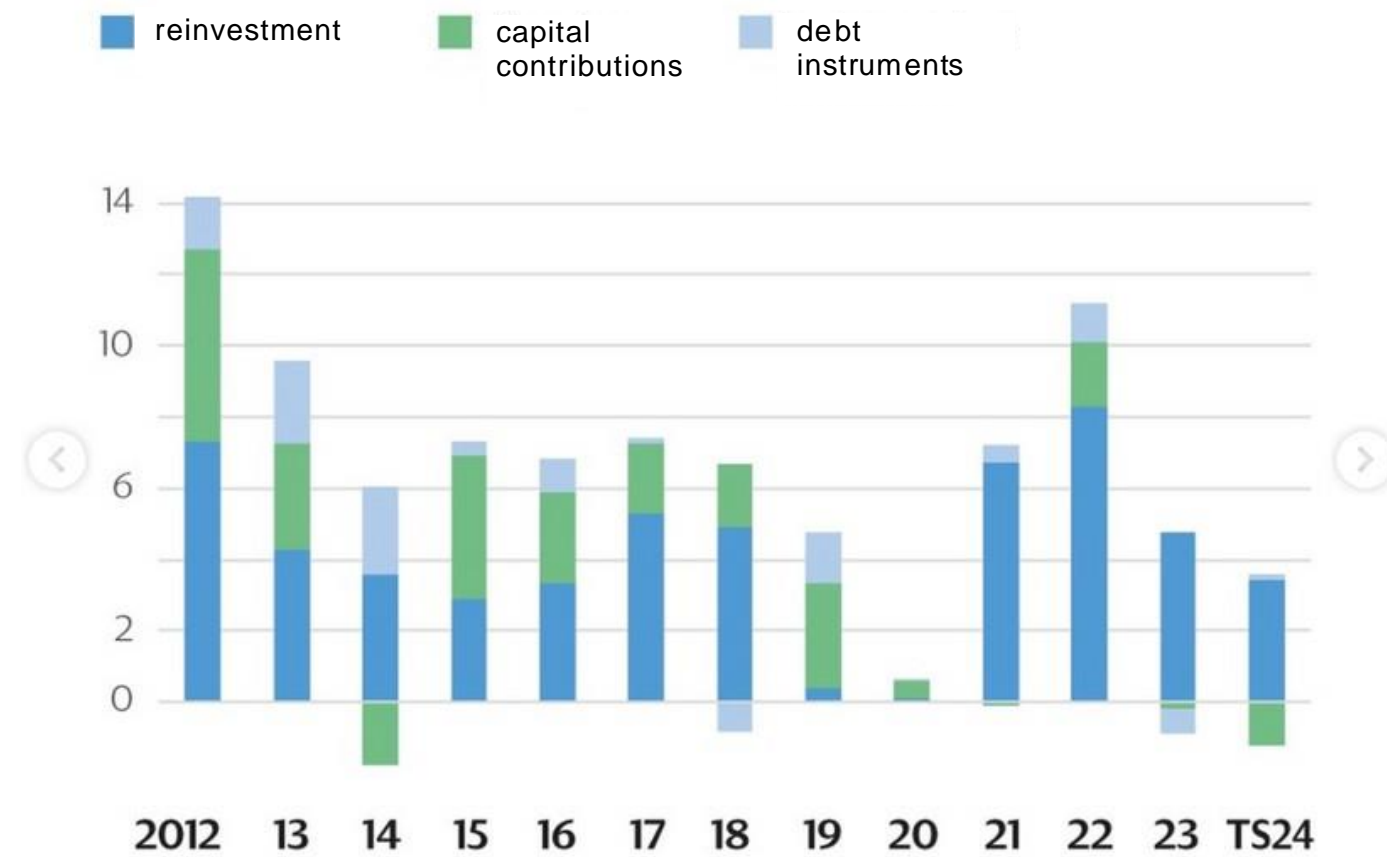
Fuente: Fuente: BCRP, Latin Focus

Elaboración: Iedep



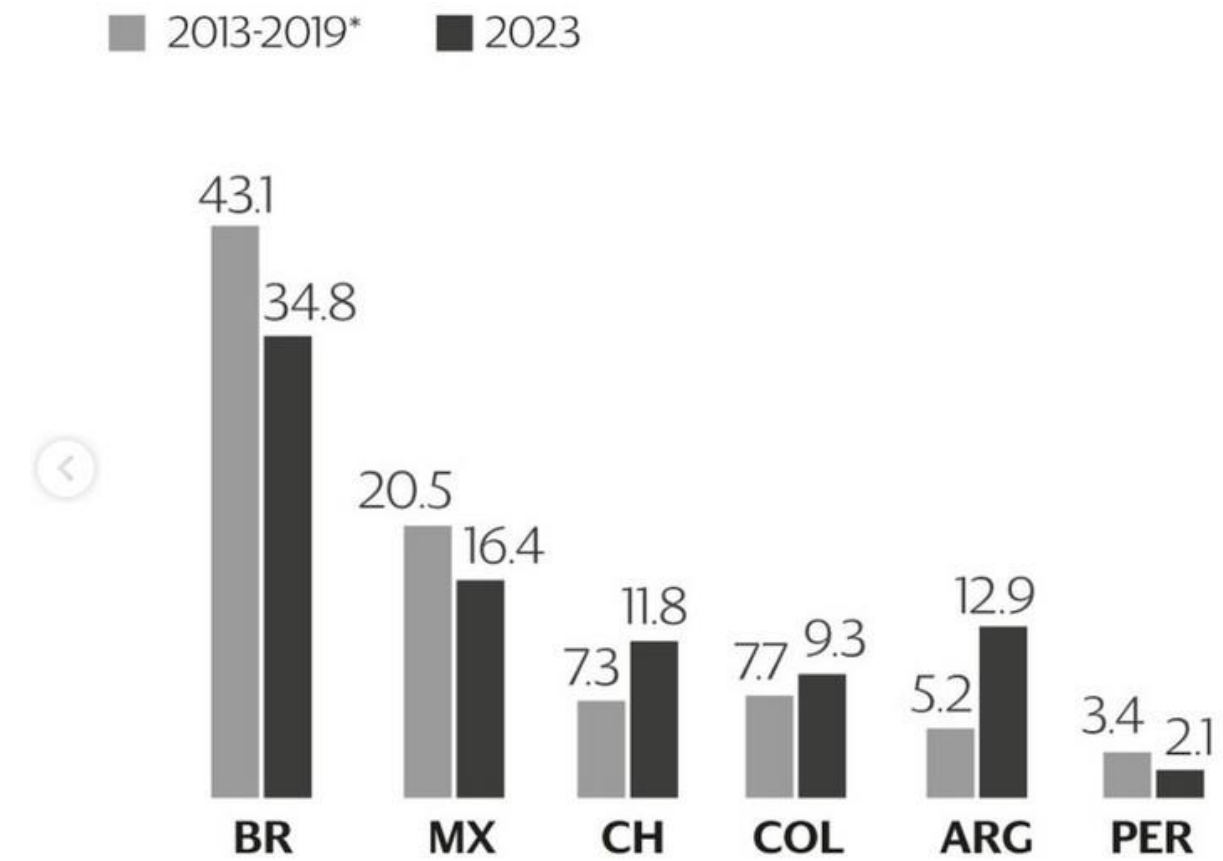
exchange rate
3.75 per dollar

Peru: Foreign Direct Investment Flow by Component (in billions of USD)



Source: BCRP
Fuente: BCRP

Share of Total Regional FDI (in %)



*Calculated based on the simple average flow of these years

Source: ECLAC. Data for Latin America and the Caribbean.

SOME POSITIVE POINTS FOR PERU IN TERMS OF ECONOMY AND GROWTH

- GDP of construction grew by 7%
- Public investment grew by 24.7%
- Private investment grew by 3%
- Positive expectations in business confidence
- Multiannual inflation at 3%



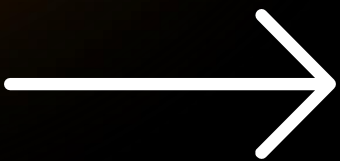


**Peru's Infrastructure Transformation:
New Airport Upgrades, Ports & Tourist
Connections**

<https://www.youtube.com/watch?v=yIjVwBGENe4>



Key Market Overview



According to ASEI (Association of Real Estate Companies in Peru), real estate supply grew by 4.8% in 2023 compared to 2022.



Urban Growth and Demand

Property Prices

Increased Interest in Vacation Rentals

Real Estate Investment Opportunities

Mortgage Rates and Access to Financing

1.8 M

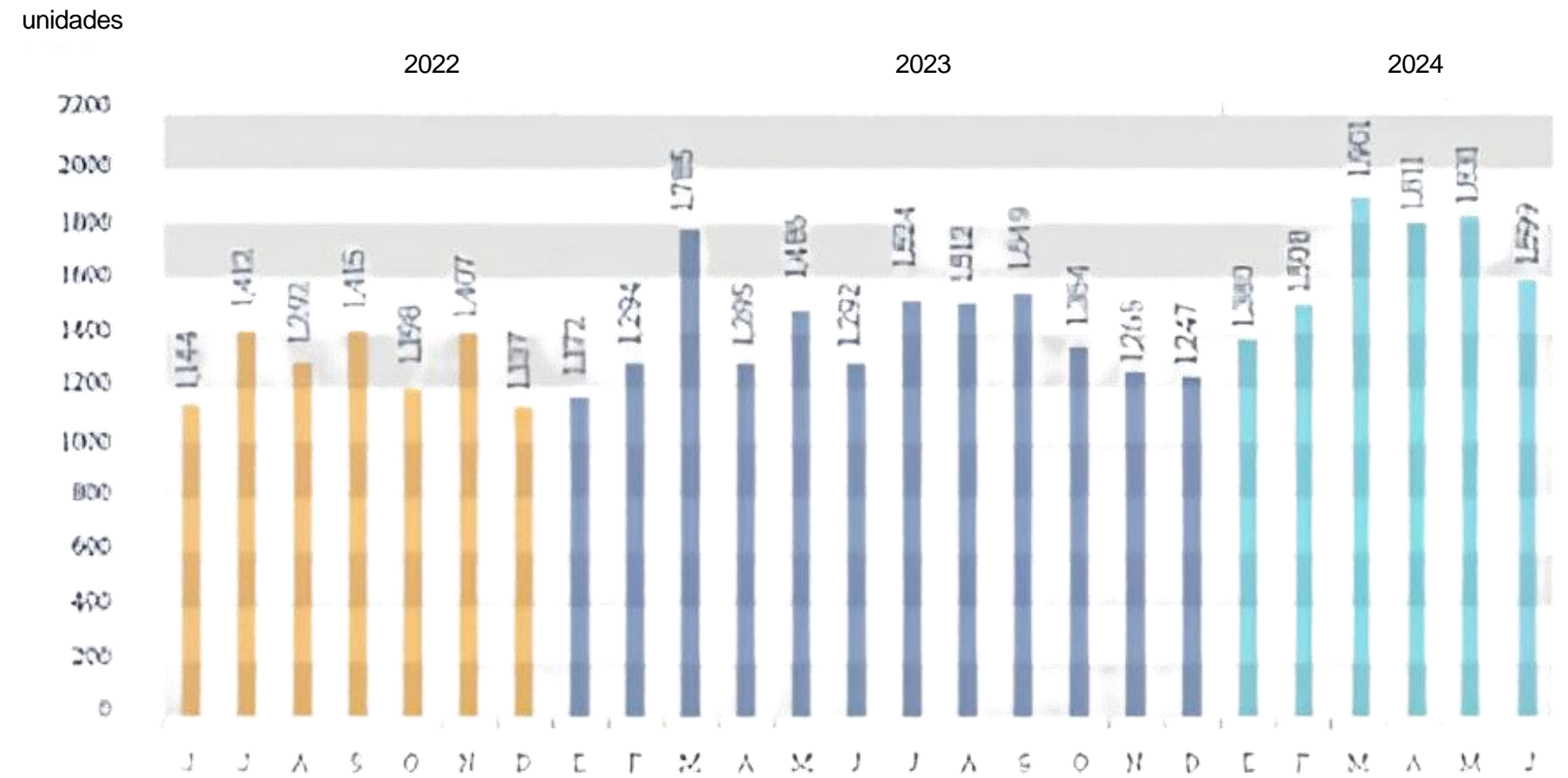
Home deficit homes in
peru as of 2024

120,000

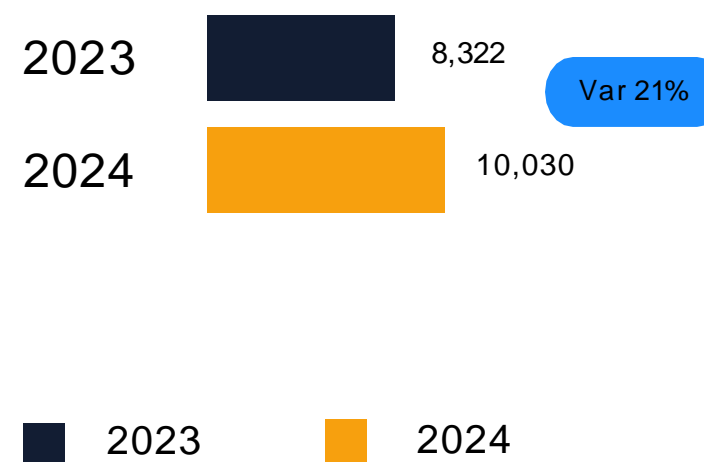
Each year,new
households are
created



Quantity of units sold



Sale of real estate units



Average monthly absorption



2023 2024

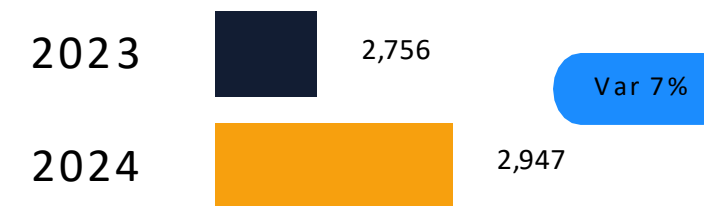
LIMA TOP



Lima's premium districts have seen consistent growth of 4-6% annually, driven by demand for both residential and commercial properties.

Mortgage rates in Peru average around 8%
Home loans available for Peruvians living abroad

Sale of real estate units



Average monthly absorption



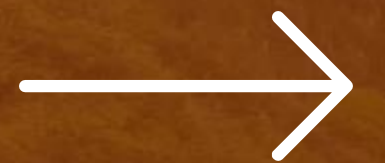
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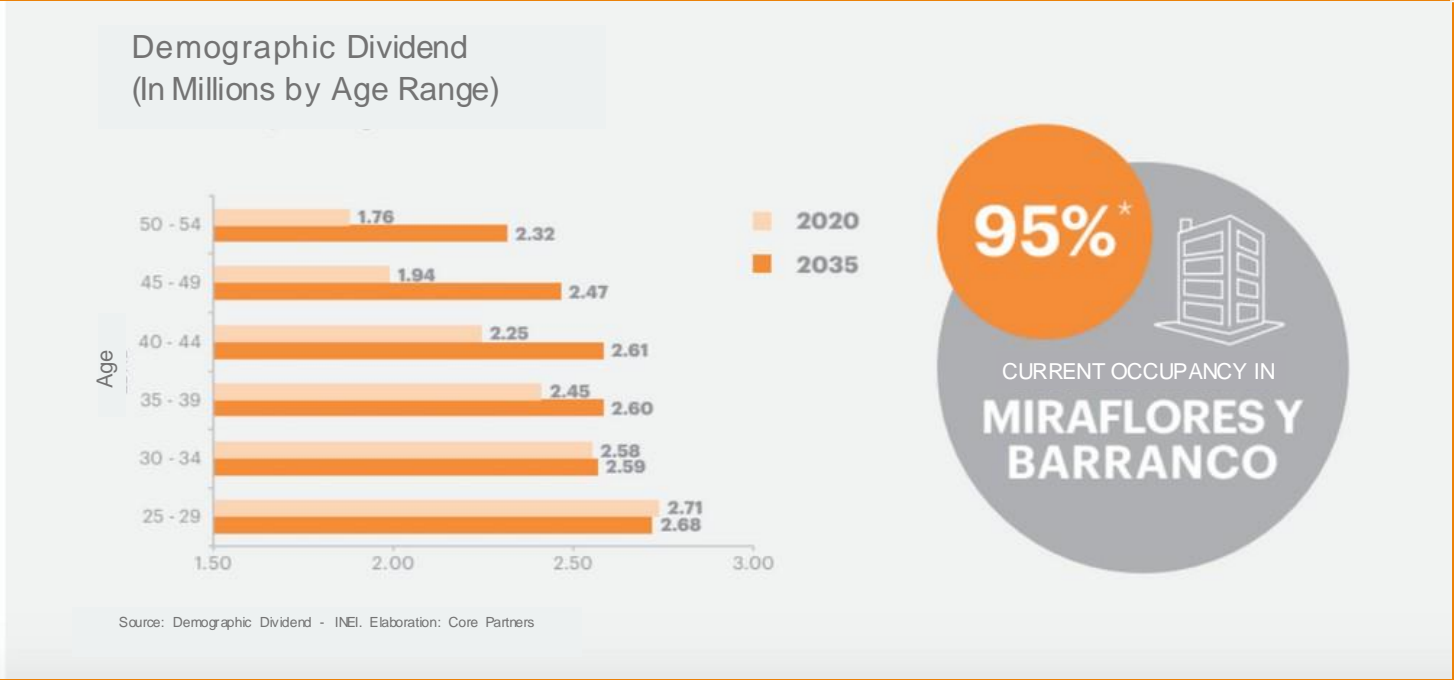
<https://www.revistaeconomia.com/asei-venta-de-viviendas-en-lima-metropolitana-y-callao-reporto-un-solido-crecimiento-en-el-primer-semester-del-ano/>

2023 2024



Peruvian buyer and investors in Lima Top





Practical Case

m² Appreciation of EDIFICA Projects since 2021

Project	District	Year	Initial sale price per m2	Appreciation time	final sale price per m2	Appreciation \$/m²
Upper 28	Miraflores	2025	\$ 2,426	1 año	\$ 2,612	7.7%
Art 28	Miraflores	2025	\$ 2,783	2 años	\$ 3,060	9.9%
The Edge	Miraflores	2026	\$ 2,865	3 meses	\$ 3,087	7.8%
Sevilla	Miraflores	2023	\$ 2,238	3 años	\$ 2,414	7.9%
Atelier	Miraflores	2024	\$ 2,132	3 años	\$ 2,326	9.1%
San Martín	Miraflores	2024	\$ 2,140	2 años	\$ 2,434	13.07%

RETURNS CALCULATED BASED ON THE PERCENTAGE CHANGE BETWEEN THE AVERAGE PRICE PER M² SOLD DURING THE FIRST THREE MONTHS AND THE LAST THREE MONTHS OF THE PROJECT'S DURATION. ACCORDING TO INTERNAL COMMERCIAL DATA.

*PURCHASING BEHAVIOR OF LOCAL AND INTERNATIONAL INVESTORS

The real estate developers **Edifica Inmobiliaria** designs its projects with **millennials** in mind, catering specifically to their preferences. Here's what millennials typically look for

Time optimization

Prioritize living close to work to save time and reduce commute.

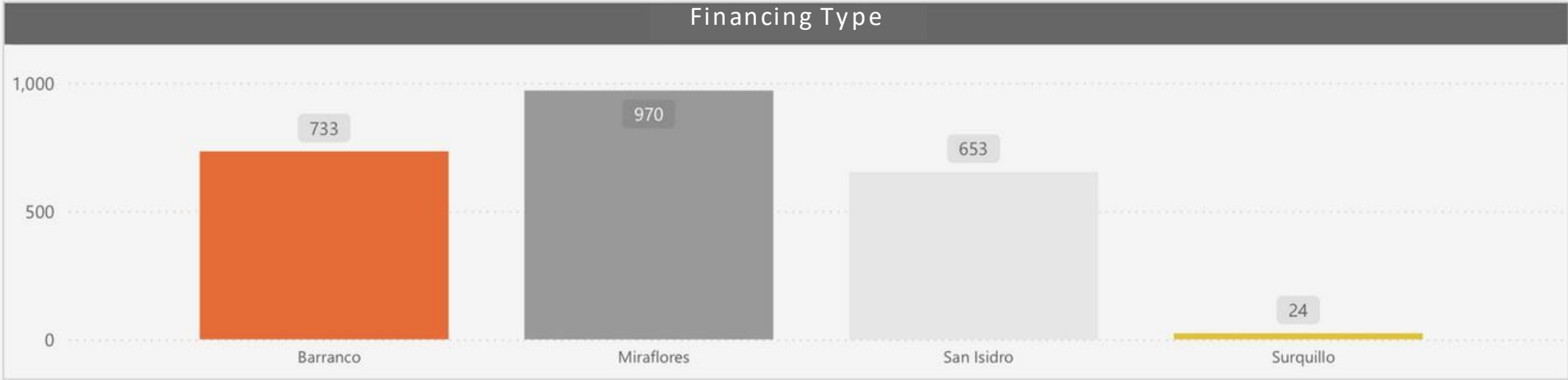
Early Independence

Seek to rent 1 or 2 bedroom apartments, as many are eager to move out on their own early.

Lifestyle

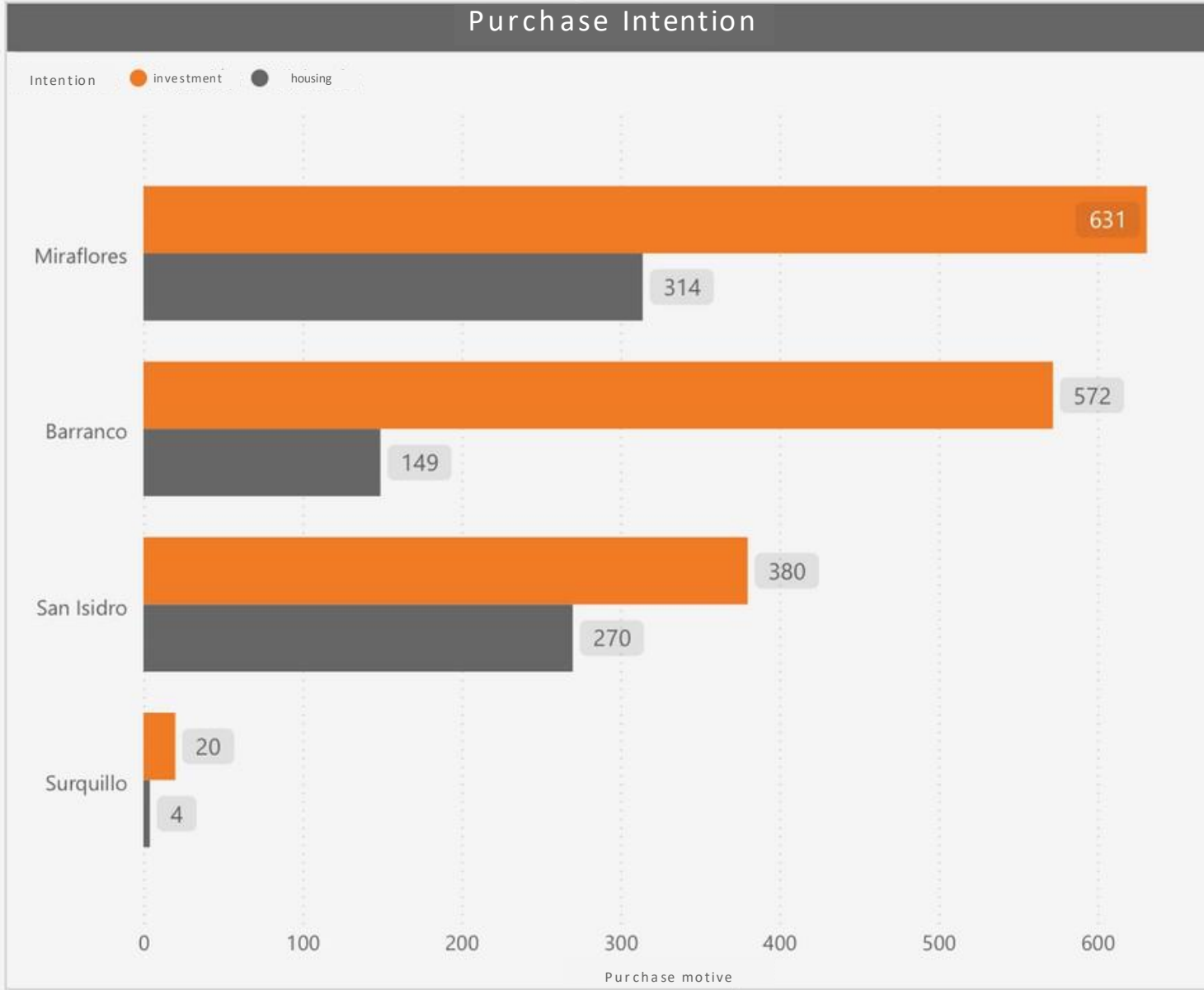
Prefer living in vibrant, cosmopolitan districts like Barranco, Miraflores, and San Isidro, where they can enjoy a dynamic lifestyle.

Projects													Property Type		Report Year	
360° Apartments	Alta	Artinto	Atelier	Bohem	Element	Grau 15 Offices	Plaza 27	Sevilla 107	Studio 4	The Edge	The Park	Upper 28	departamento		2021	2023
360° Boutique Of...	Art28	Artline	Black	Connect	Grau 15 Apartments	Grimaldo 247	San Martin 836	Soul	The Classic	The Lead	The Sight	Urban Heights			2022	2024



Information Urban Heights and The Edge							
Project	Units	MIN AO	MAX AO	Price MIN	Price MAX	Sold Units	% of Sales
The Edge	145	60.30	86.17	741,310.60	1,111,859.55	87	60.00 %
Urban Heights	363	40.00	175.77	413,826.97	1,405,639.22	110	30.30 %
Total	508	40.00	175.77	413,826.97	1,405,639.22	197	38.78 %

Information Element							
Project	Units	MIN AO	MAX AO	Price MIN	Price MAX	Sold Units	% of Sales
Element	279	28.91	61.49	277,247.72	500,411.79	24	8.60 %
Total	279	28.91	61.49	277,247.72	500,411.79	24	8.60 %



Delivery Date:

• Urban Heights: 3er Trim 2026

• The Edge: 4to Trim 2026

• Element: 4to Trim 2026

IMPORTANT DATA:

Lima Moderna

Lince and Surquillo: Emerging neighborhoods with growing value

Price per m2					
Distrito	2021	2022	2023	2024	Total
☐ Barranco	2,926.61	2,794.43	2,994.69	3,122.42	2,944.40
Artinto	2,714.67				2,714.67
Artline	2,662.00	2,807.73	2,981.80	2,991.53	2,935.73
Connect	2,672.83	2,044.33			2,223.90
Grau 15 Apartments	3,202.60	3,121.85	2,165.00		3,133.16
Grau 15 Offices	2,537.81	2,127.15	2,423.20	2,636.50	2,386.80
Studio 4	3,076.32	2,978.27	2,835.00		2,972.30
The Sight			3,486.87	3,552.93	3,511.72
☐ Miraflores	2,678.02	2,866.12	2,919.40	3,013.47	2,918.12
360° Apartments	2,445.64	2,504.00			2,456.94
360° Boutique Offices	3,265.22	3,212.89	2,995.00		3,225.39
Art28		3,218.09	3,426.30	3,368.10	3,342.56
Atelier	2,333.33	2,591.44	2,517.50	2,577.81	2,554.78
Bohem	2,714.95	2,642.16	2,611.26	2,185.75	2,622.12
Grimaldo 247	2,733.00	2,670.30	2,511.44	1,798.75	2,565.18
San Martin 836		2,776.29	2,717.92	2,771.26	2,763.20
Sevilla 107	2,579.86	2,575.29	2,675.74	2,652.58	2,628.75
Soul	2,349.55	2,288.14	2,430.00		2,337.90
The Edge				3,324.86	3,324.86
Upper 28			2,823.75	2,924.96	2,891.23
Urban Heights			3,202.00	2,958.38	2,960.59
☐ San Isidro	2,563.09	2,591.79	2,854.39	3,059.36	2,745.75
Alta	3,081.97	2,997.65	2,915.21		3,018.56
Black	1,753.00				1,753.00
Plaza 27	2,419.81	2,468.45	2,687.16	2,418.67	2,509.69
The Classic	2,446.54	2,528.73	2,715.61		2,566.31
The Lead			3,067.29	3,266.03	3,180.68
The Park	2,398.84	2,413.97	2,633.00		2,415.13
☐ Surquillo				2,331.83	2,331.83
Element				2,331.83	2,331.83
Total	2,692.18	2,762.03	2,926.00	3,023.81	2,873.01



Why Invest in Peruvian Real Estate as a Foreign Buyer?

Advantages for Foreign Buyers

- ✓ **Respect for Private Property:**

Strong legal protection of property rights

- ✓ **Regulated Pre-Construction Sales**

Clear regulations for future property investments

- ✓ **Stable and Strong Currency**

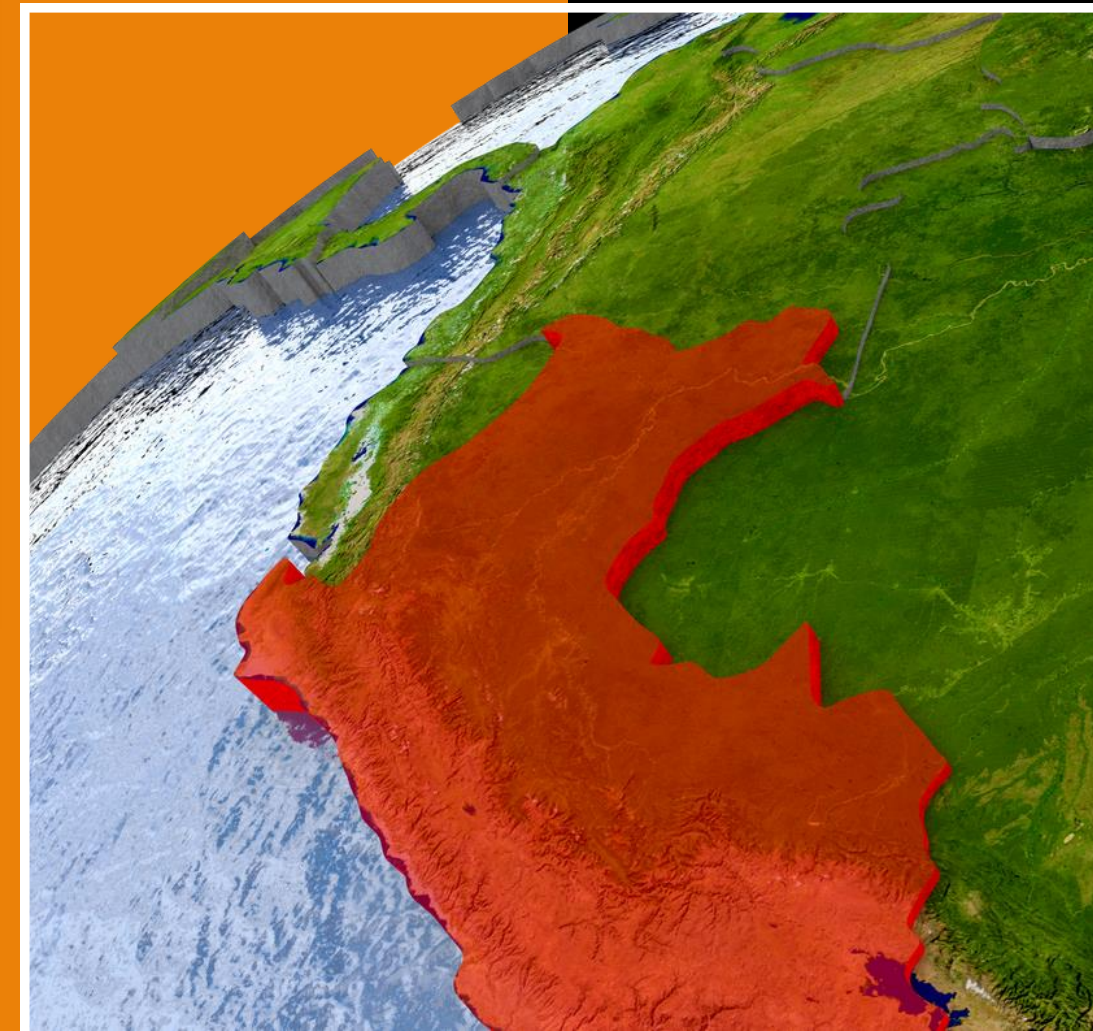
Backed by an independent banking system

- ✓ **Demographic Bonus through 2050**

Long-term population growth supports investment stability

- ✓ **Equal Taxation for Foreign Buyers**

Same property sales tax for foreigners as for citizens since 2008



Why peruvians Buy in Florida?

01

PROFITABILITY
VALUE
PRICE - RENT

02

INVESTMENT
DIVERSIFICATION
TREND

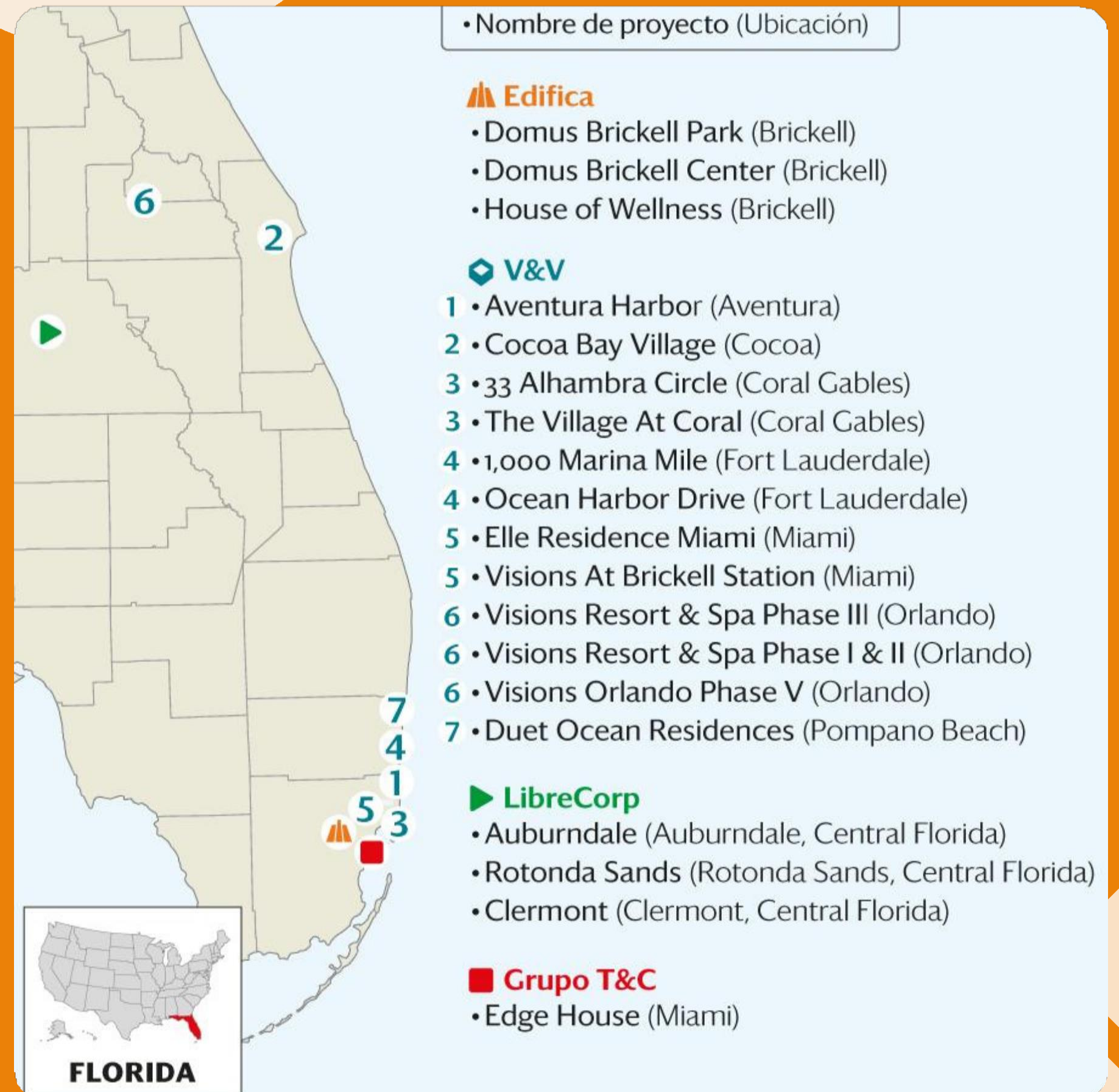
03

FAVORABLE
TAX AND
LEGAL
ENVIRONMENT

Peruvian developers in Florida

FUENTE

Edifica, V & V, Libre Corp y Grupo T & C





Upcoming Events



**COI
PRI** 2025

VII Congreso
Internacional de
Profesionales
Inmobiliarios



INMOPERÚ *Mujer* 2025

Congreso Inmobiliario de Mujeres en el Perú

“Cuando impulsas e inspiras a una mujer, estás motivando a toda una familia.”



Date:

May 2

Pre-registration here:



Place:

VIDAWASI City

Cusco - Peru



LIMA HOST OF THE 2027

**PAN AMERICAN AND
PARA ANAMERICAN GAMES**

Peru received 17 nominations in the World Travel Awards 2024

- Best Tourist Attraction in the World 2024 (Machu Picchu)
- Best Country Destination in the World
- World's Leading Culinary Destination 2024
- World's Leading Cultural Destination 2024
- Best Heritage Urban Destination in the World (Lima, Peru)
- Best Green Destination in the World and more...



#VoteForPeru



#VoteForPeru

#VoteForPeru

17 Nominees



Thank You For Attending

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Lima, PE