

## ◆ Greater Tokyo

The vacancy rate as of Jan 2016 rose to 5.0%, up by 2.8% from last October (Fig 1). The completions in this term were 558 thousand sqm. It was the biggest volume from July 2008 onwards, but the net absorption in this term was at average volume (Fig 2). Therefore, the vacancy rate increased drastically.

GLP announced that GLP Sayama Hidaka1 was opened last December 2015 and they started to develop GLP Kawajima. Prologis started to develop Prologis Park Koga2. New development project became more active in greater Tokyo.

The asking rent as of Jan 2016 was 3,920 JPY/Tsubo, decreased by 1.8% (Fig3), while high-spec facilities keep strong rent level.

Figure1: Vacancy Overview in Greater Tokyo

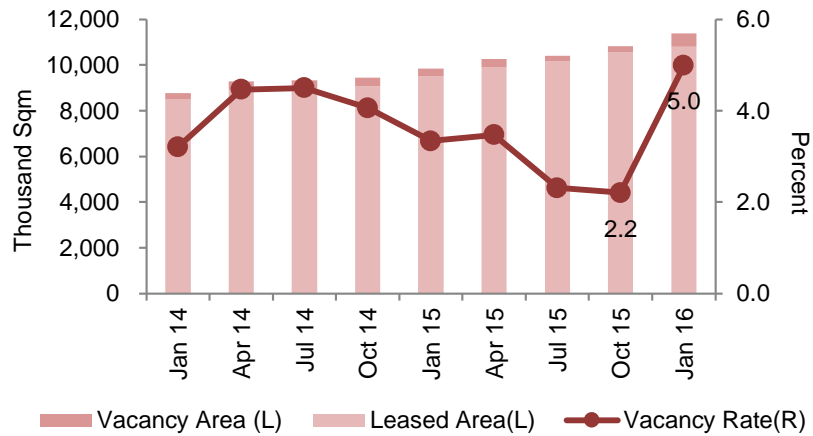


Figure2: Supply-Demand Balance in Greater Tokyo

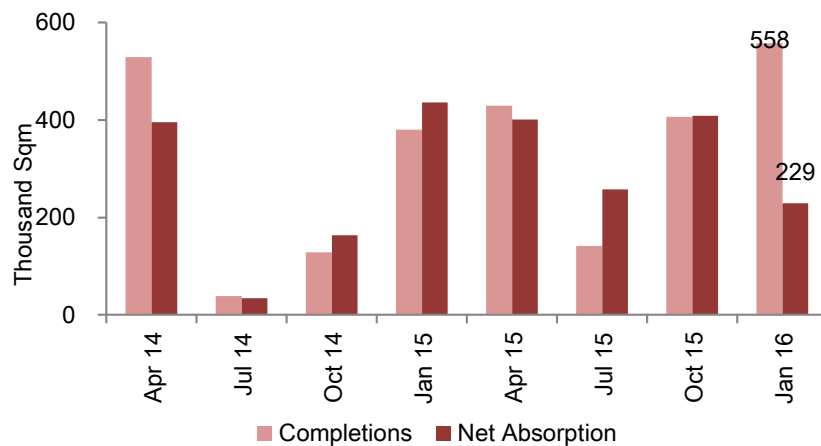
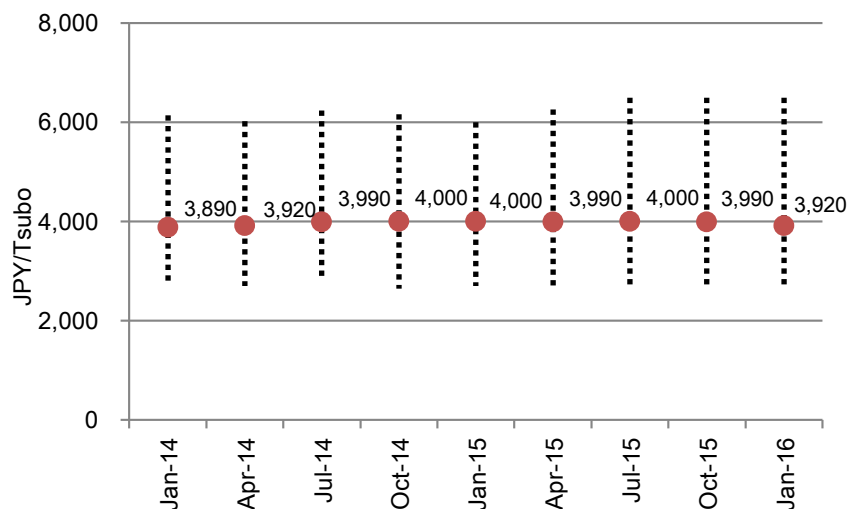


Figure3: Rent Overview in Greater Tokyo



Source: Ichigo Real Estate Service

## ◆ Kansai Area

The vacancy rate as of Jan 2016 was decreased by 1.4%, down 0.9% from last October (Fig 4). The fact that the completions in this term was 0 spm (Fig 5) and some facilities rose occupancy rate led to the improvement of supply and demand balance.

From the second half of this year, huge supply of logistics facilities are anticipated, and creation of land for logistics is more active. Supply pressure will not soften for a while.

The asking rent as of Jan 2016 was 3,430 JPY/Tsubo, decreased by 2.0% from last October. This marked the second consecutive quarter of decline (Fig 6).

Figure4: Vacancy Overview in Kansai Area

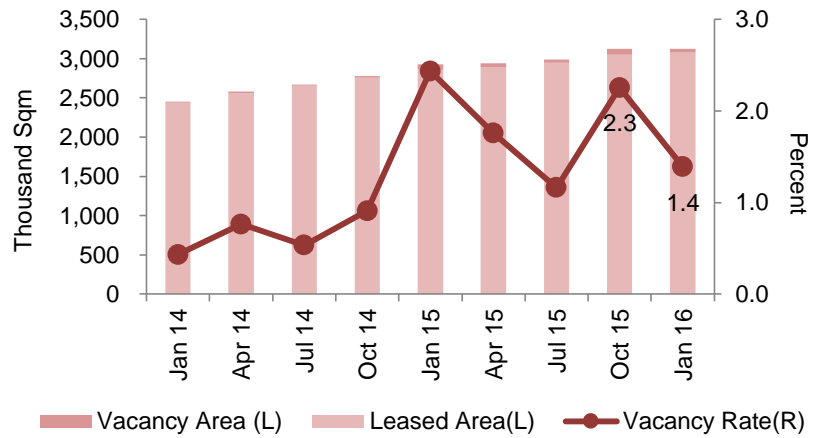


Figure5: Supply-Demand Balance in Kansai Area

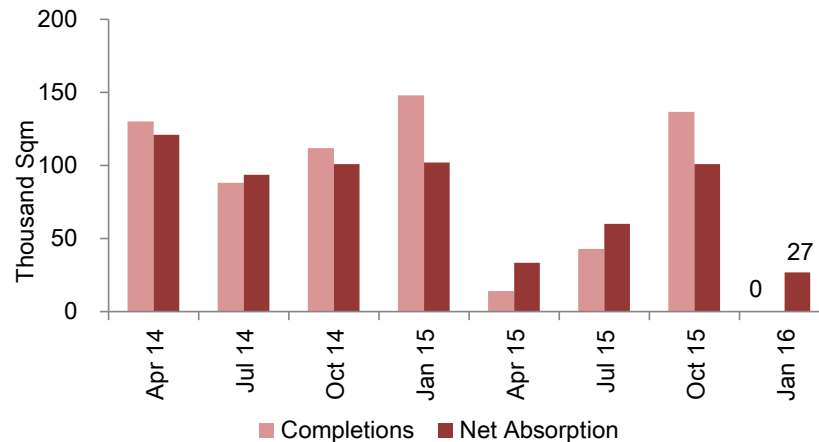
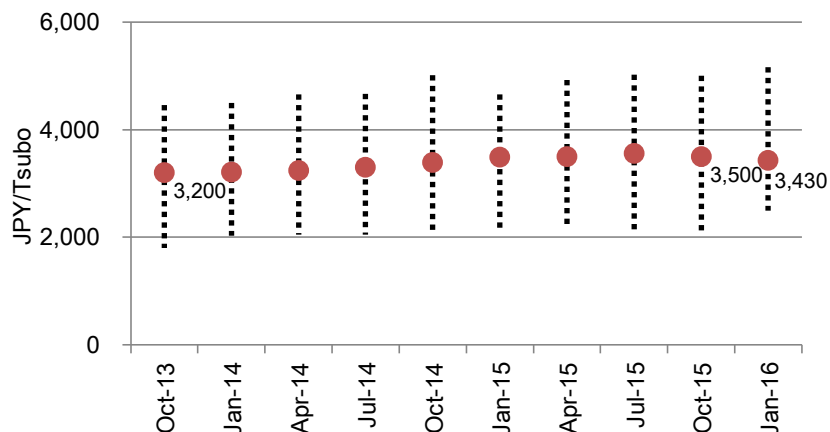


Figure6: Rent Overview in Kansai Area



Source: Ichigo Real Estate Service

## ◆ Data of Greater Tokyo

|        | Supply and Demand            |                           |                            |                     |                           |                              | Asking Rent<br>(JPY/Tsubo) |
|--------|------------------------------|---------------------------|----------------------------|---------------------|---------------------------|------------------------------|----------------------------|
|        | Leasable Area<br>(1,000 sqm) | Leased Area<br>(1,000sqm) | Vacancy Area<br>(1,000sqm) | Vacancy Rate<br>(%) | Completions<br>(1,000sqm) | Net Absorption<br>(1,000sqm) |                            |
| Jul-08 | 4,496                        | 4,009                     | 487                        | 10.8                | -                         | -                            | 4,510                      |
| Oct-08 | 4,753                        | 4,154                     | 599                        | 12.6                | 257                       | 145                          | 4,500                      |
| Jan-09 | 5,136                        | 4,502                     | 634                        | 12.3                | 383                       | 348                          | 4,410                      |
| Apr-09 | 5,316                        | 4,639                     | 677                        | 12.7                | 180                       | 137                          | 4,210                      |
| Jul-09 | 5,570                        | 4,707                     | 863                        | 15.5                | 254                       | 68                           | 4,200                      |
| Oct-09 | 5,695                        | 4,885                     | 810                        | 14.2                | 125                       | 177                          | 4,000                      |
| Jan-10 | 5,769                        | 5,045                     | 724                        | 12.5                | 74                        | 161                          | 4,000                      |
| Apr-10 | 5,928                        | 5,201                     | 728                        | 12.3                | 159                       | 155                          | 3,990                      |
| Jul-10 | 5,975                        | 5,437                     | 538                        | 9.0                 | 47                        | 236                          | 4,000                      |
| Oct-10 | 6,126                        | 5,599                     | 527                        | 8.6                 | 151                       | 163                          | 3,990                      |
| Jan-11 | 6,198                        | 5,690                     | 509                        | 8.2                 | 72                        | 90                           | 3,990                      |
| Apr-11 | 6,371                        | 6,040                     | 331                        | 5.2                 | 172                       | 350                          | 3,890                      |
| Jul-11 | 6,581                        | 6,200                     | 381                        | 5.8                 | 211                       | 160                          | 3,890                      |
| Oct-11 | 6,650                        | 6,304                     | 345                        | 5.2                 | 69                        | 105                          | 3,910                      |
| Jan-12 | 6,738                        | 6,500                     | 237                        | 3.5                 | 88                        | 196                          | 3,990                      |
| Apr-12 | 6,820                        | 6,693                     | 128                        | 1.9                 | 82                        | 192                          | 3,920                      |
| Jul-12 | 7,036                        | 6,877                     | 160                        | 2.3                 | 216                       | 184                          | 3,880                      |
| Oct-12 | 7,334                        | 7,152                     | 182                        | 2.5                 | 298                       | 275                          | 3,820                      |
| Jan-13 | 7,377                        | 7,222                     | 155                        | 2.1                 | 43                        | 70                           | 3,800                      |
| Apr-13 | 7,627                        | 7,454                     | 173                        | 2.3                 | 250                       | 231                          | 3,830                      |
| Jul-13 | 7,994                        | 7,796                     | 198                        | 2.5                 | 367                       | 343                          | 3,880                      |
| Oct-13 | 8,396                        | 8,171                     | 226                        | 2.7                 | 403                       | 375                          | 3,990                      |
| Jan-14 | 8,762                        | 8,481                     | 281                        | 3.2                 | 366                       | 310                          | 3,890                      |
| Apr-14 | 9,292                        | 8,877                     | 415                        | 4.5                 | 529                       | 396                          | 3,920                      |
| Jul-14 | 9,331                        | 8,911                     | 420                        | 4.5                 | 39                        | 34                           | 3,990                      |
| Oct-14 | 9,459                        | 9,075                     | 384                        | 4.1                 | 128                       | 164                          | 4,000                      |
| Jan-15 | 9,840                        | 9,511                     | 328                        | 3.3                 | 381                       | 437                          | 4,000                      |
| Apr-15 | 10,269                       | 9,912                     | 357                        | 3.5                 | 429                       | 401                          | 3,990                      |
| Jul-15 | 10,410                       | 10,169                    | 241                        | 2.3                 | 141                       | 257                          | 4,000                      |
| Oct-15 | 10,817                       | 10,579                    | 238                        | 2.2                 | 407                       | 409                          | 3,990                      |
| Jan-16 | 11,375                       | 10,808                    | 567                        | 5.0                 | 558                       | 229                          | 3,920                      |

## ◆ Data of Kansai Area

|        | Supply and Demand            |                           |                            |                     |                           |                              | Asking Rent<br>(JPY/Tsubo) |
|--------|------------------------------|---------------------------|----------------------------|---------------------|---------------------------|------------------------------|----------------------------|
|        | Leasable Area<br>(1,000 sqm) | Leased Area<br>(1,000sqm) | Vacancy Area<br>(1,000sqm) | Vacancy Rate<br>(%) | Completions<br>(1,000sqm) | Net Absorption<br>(1,000sqm) |                            |
| Jul-08 | 1,818                        | 1,607                     | 211                        | 11.6                | -                         | -                            | 3,970                      |
| Oct-08 | 1,818                        | 1,637                     | 181                        | 10.0                | 0                         | 30                           | 3,800                      |
| Jan-09 | 1,818                        | 1,642                     | 176                        | 9.7                 | 0                         | 6                            | 3,920                      |
| Apr-09 | 1,935                        | 1,702                     | 232                        | 12.0                | 117                       | 60                           | 3,820                      |
| Jul-09 | 2,010                        | 1,778                     | 232                        | 11.6                | 75                        | 75                           | 3,630                      |
| Oct-09 | 2,010                        | 1,824                     | 186                        | 9.3                 | 0                         | 46                           | 3,500                      |
| Jan-10 | 2,010                        | 1,815                     | 195                        | 9.7                 | 0                         | -9                           | 3,490                      |
| Apr-10 | 2,010                        | 1,857                     | 153                        | 7.6                 | 0                         | 42                           | 3,500                      |
| Jul-10 | 2,037                        | 1,911                     | 126                        | 6.2                 | 27                        | 54                           | 3,450                      |
| Oct-10 | 2,136                        | 2,010                     | 126                        | 5.9                 | 99                        | 99                           | 3,310                      |
| Jan-11 | 2,136                        | 2,020                     | 116                        | 5.4                 | 0                         | 9                            | 3,250                      |
| Apr-11 | 2,112                        | 2,024                     | 88                         | 4.2                 | -24                       | 4                            | 3,230                      |
| Jul-11 | 2,112                        | 2,028                     | 84                         | 4.0                 | 0                         | 4                            | 3,200                      |
| Oct-11 | 2,106                        | 2,029                     | 77                         | 3.6                 | -6                        | 1                            | 3,170                      |
| Jan-12 | 2,126                        | 2,100                     | 26                         | 1.2                 | 20                        | 71                           | 3,170                      |
| Apr-12 | 2,126                        | 2,120                     | 5                          | 0.2                 | 0                         | 20                           | 3,230                      |
| Jul-12 | 2,232                        | 2,173                     | 58                         | 2.6                 | 106                       | 53                           | 3,190                      |
| Oct-12 | 2,243                        | 2,200                     | 43                         | 1.9                 | 11                        | 27                           | 3,230                      |
| Jan-13 | 2,283                        | 2,250                     | 33                         | 1.4                 | 40                        | 49                           | 3,170                      |
| Apr-13 | 2,303                        | 2,279                     | 24                         | 1.0                 | 20                        | 29                           | 3,150                      |
| Jul-13 | 2,303                        | 2,276                     | 28                         | 1.2                 | 0                         | -3                           | 3,200                      |
| Oct-13 | 2,343                        | 2,325                     | 17                         | 0.7                 | 40                        | 50                           | 3,200                      |
| Jan-14 | 2,451                        | 2,440                     | 11                         | 0.4                 | 108                       | 115                          | 3,210                      |
| Apr-14 | 2,581                        | 2,561                     | 20                         | 0.8                 | 130                       | 121                          | 3,240                      |
| Jul-14 | 2,669                        | 2,655                     | 14                         | 0.5                 | 88                        | 94                           | 3,300                      |
| Oct-14 | 2,781                        | 2,756                     | 25                         | 0.9                 | 112                       | 101                          | 3,390                      |
| Jan-15 | 2,929                        | 2,858                     | 71                         | 2.4                 | 148                       | 102                          | 3,490                      |
| Apr-15 | 2,943                        | 2,891                     | 52                         | 1.8                 | 14                        | 34                           | 3,500                      |
| Jul-15 | 2,986                        | 2,952                     | 35                         | 1.2                 | 43                        | 60                           | 3,560                      |
| Oct-15 | 3,123                        | 3,053                     | 70                         | 2.3                 | 137                       | 101                          | 3,500                      |
| Jan-16 | 3,123                        | 3,080                     | 43                         | 1.4                 | 0                         | 27                           | 3,430                      |

## ◆ Technical Notes

### ➤ Supply-Demand Data

#### Greater Tokyo :

Number of Investigations: 273 logistics facilities with gross floor area over 10,000 sqm.

Investigated Area : Greater Tokyo, including Ibaraki, Saitama, Chiba, Tokyo and Kanagawa.

#### Kansai Area:

Number of Investigations : 64 logistics facilities with gross floor area over 10,000 sqm.

Investigated Area : Kansai Area, including Kyoto, Osaka and Hyogo .

### ➤ Rent

This report uses the median as the representative asking rent. Rent samples are selected under the criterion that the leasable area is over 1,000 sqm. Dotted lines in Fig3 and Fig6 show the top (bottom) 10% of all samples in each period.

### ➤ Periodic Revision of Database

Supply-Demand data released by Ichigo.Co., are revised periodically in Oct every year. All the samples that have changes are revised so as to keep the database as reflective of the current situation possible. These changes include facility owners (e.g. not for lease anymore), leasable area, and vacancy occurrence (or tenant change).

## ◆ Contact info

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