

◆ Greater Tokyo

The vacancy rate as of April 2016 declined to 4.6%, down by 0.4% from last January (Fig 1). The completions in this term were 730 thousand sqm, setting a record high for the second consecutive quarter. The net absorption in this term was 742 thousand sqm and it was the biggest volume since July 2008 when the survey was first taken. (Fig 2).

In a specific cases, The Redwood Group announced completion of Chibakita Distribution Center and Kawagoe Distribution Center Unit A and B. Prologis hold completion ceremony of Prologis Park Narashino 5. With smoothly leasing of New operated multi-tenant facilities, market conditions become stable.

The asking rent as of April 2016 was 4,000 JPY/Tsubo, up to 2.0% (Fig3). It remained to around 4,000 JPY/Tsubo since July 2014.

Figure1: Vacancy Overview in Greater Tokyo

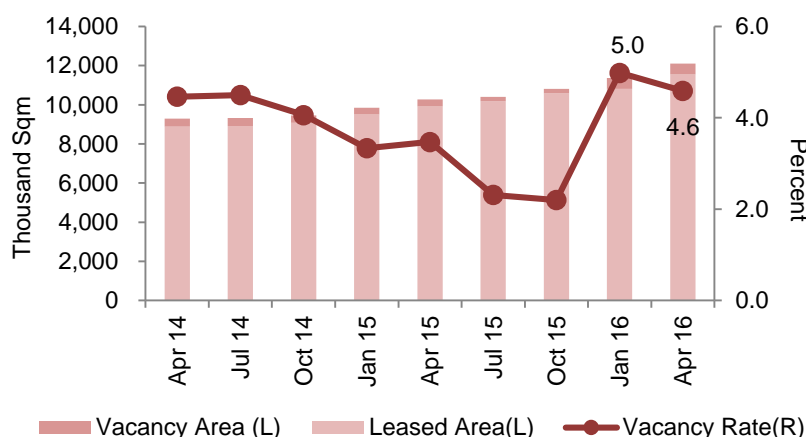


Figure2: Supply-Demand Balance in Greater Tokyo

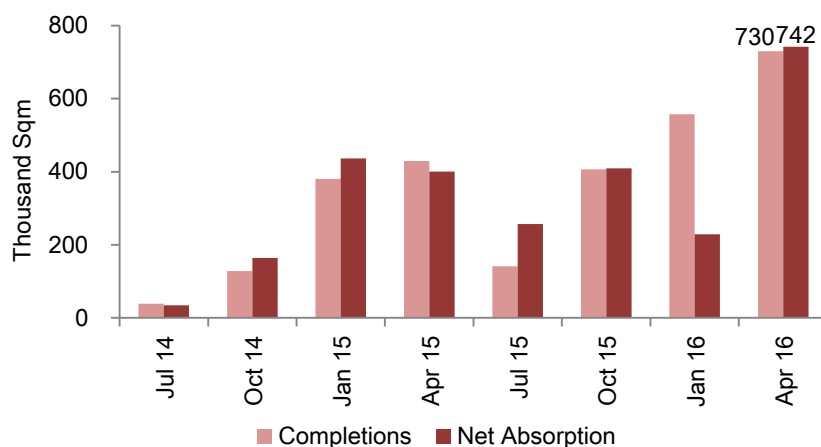
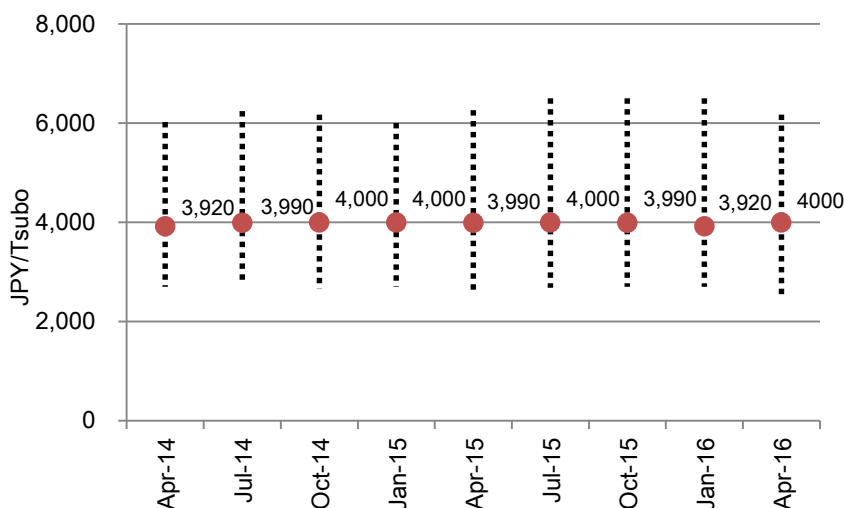


Figure3: Rent Overview in Greater Tokyo



Source: Ichigo Real Estate Service

◆ Kansai Area

The vacancy rate as of April 2016 was unchanged at 1.4% from last January (Fig 4). Both the completions and net absorption in this term were 43 thousand sqm (Fig 5). Supply and demand trends were balanced.

From the second half of this year, a lot of new large-scale facilities will be completed, and creation of land for logistics will be started across Kansai Area. Supply pressure will not soften for a while.

The asking rent as of April 2016 was 3,390 JPY/Tsubo, decreased by 1.2% from last January. This marked the third consecutive quarter of decline (Fig 6).

Figure4: Vacancy Overview in Kansai Area

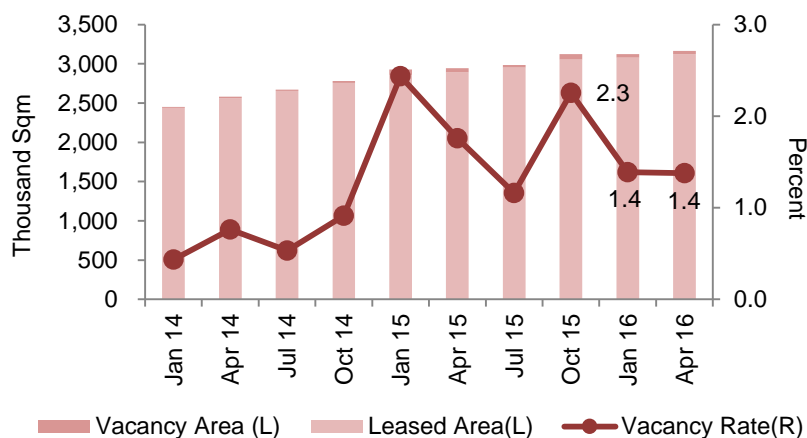


Figure5: Supply-Demand Balance in Kansai Area

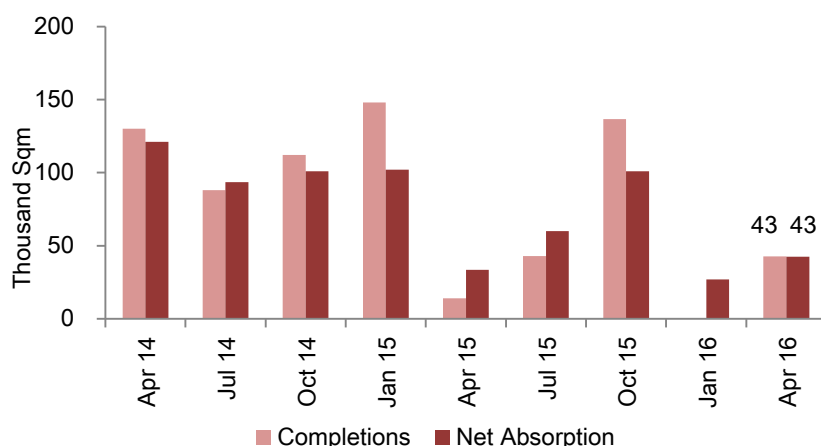
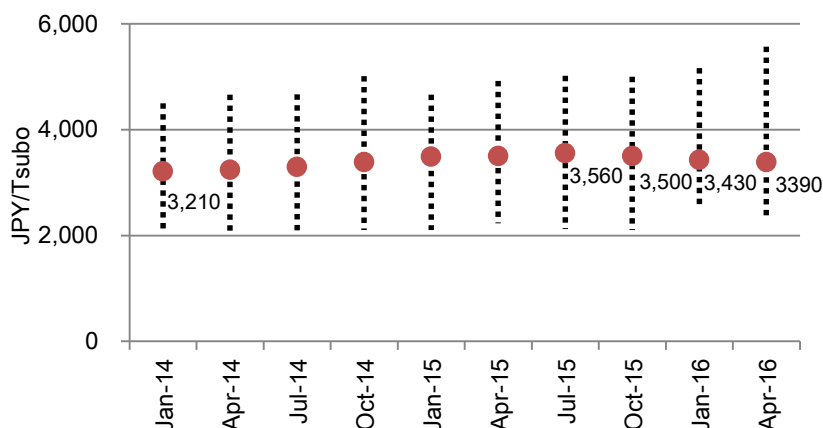


Figure6: Rent Overview in Kansai Area



Source: Ichigo Real Estate Service

◆ Data of Greater Tokyo

	Supply and Demand						Asking Rent (JPY/Tsubo)
	Leasable Area (1,000 sqm)	Leased Area (1,000sqm)	Vacancy Area (1,000sqm)	Vacancy Rate (%)	Completions (1,000sqm)	Net Absorption (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
Apr-16	12,105	11,550	556	4.6	730	742	4,000

◆ Data of Kansai Area

	Supply and Demand						Asking Rent (JPY/Tsubo)
	Leasable Area (1,000 sqm)	Leased Area (1,000sqm)	Vacancy Area (1,000sqm)	Vacancy Rate (%)	Completions (1,000sqm)	Net Absorption (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
Apr-16	3,166	3,122	44	1.4	43	43	3,390

◆ Technical Notes

➤ Supply-Demand Data

Greater Tokyo :

Number of Investigations: 287 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 : 65 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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