

◆ Greater Tokyo

As of April 2020, the vacancy rate declined to 0.9%. There's a decrease of 1.0 point from the previous term and this is the lowest level since July 2008 when the first survey was taken (Fig 1 and Page 3). The completions in this term were 817 thousand sqm while the net absorption was one million and 11 thousand sqm which is the second largest volume after 2008 (Fig 2).

The asking rent was 4,400 JPY/Tsubo in this term. There's an increase of 0.7% from the previous term and this is marked as the third consecutive quarter of the increase. The asking rent of suburbs of Tokyo, especially around TOKYO GAIKAN ESPRESSWAY, are increasing as well. (Fig 3)

Figure1: Vacancy Overview in Greater Tokyo

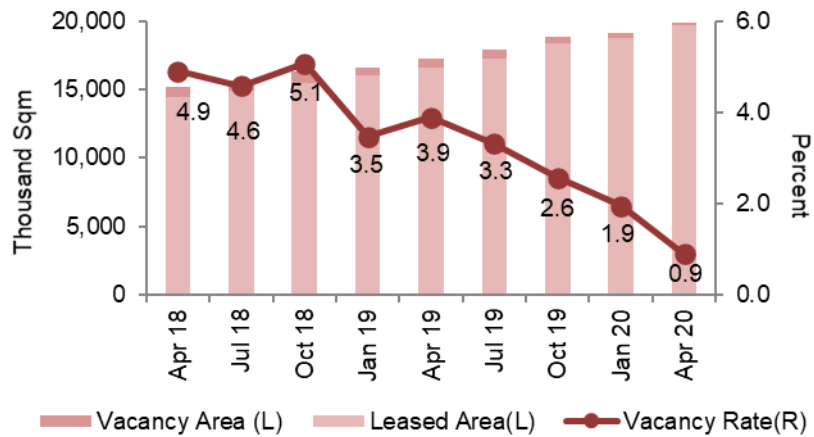


Figure2: Supply-Demand Balance in Greater Tokyo

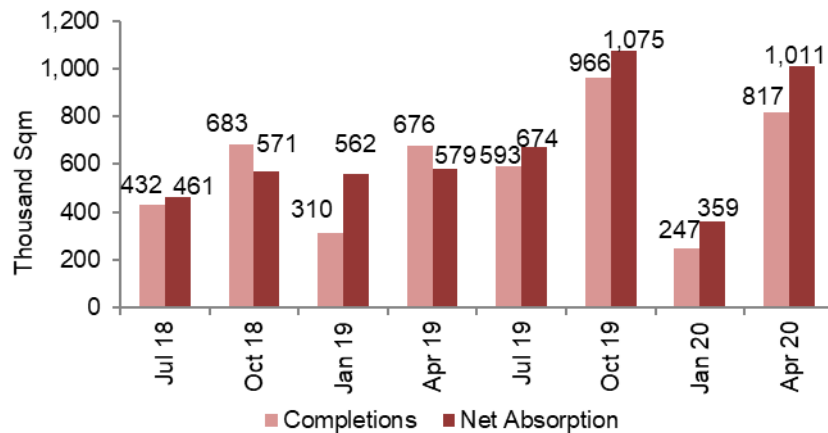
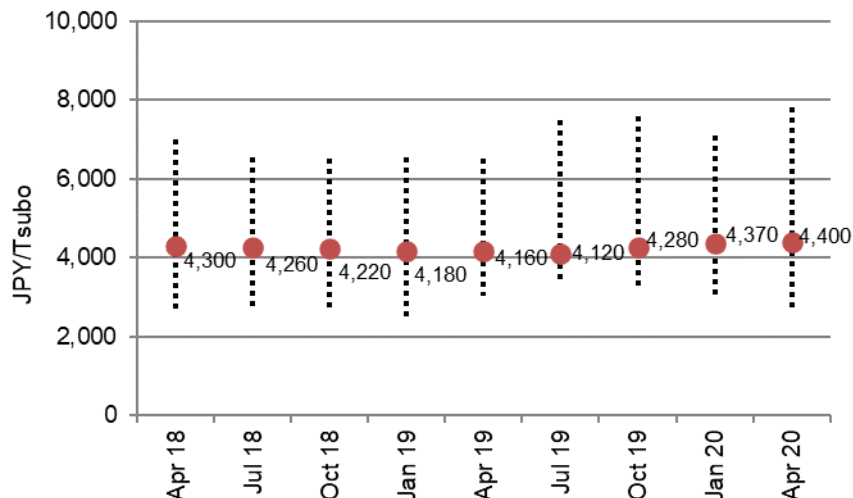


Figure3: Rent Overview in Greater Tokyo



Source: K.K. Ichigo Real Estate Service

◆ Kansai Area

As of April 2020, The vacancy rate has declined to 2.0%. There's a decrease of 0.8 points from the previous term (Fig 4). This is marked as the tenth consecutive decline. The completions in this term were 103 thousand sqm while the net absorption was 149 thousand sqm. On the other hand, the shortage of vacancy area has been rapidly accelerating since January 2018.

The ESR Amagasaki Distribution Center which has a total floor area of 400 thousand sqm will be completed in end of June 2020. But this will not have a great impact in Kansai area's market as it is just a temporary rise of the vacancy rate.

The asking rent was 3,850 JPY/Tsubo in this term. There's an increase of 3.5% from the previous term (Fig 6). Thus the asking rent in Kansai Area is increasing by 15% in two years.

Figure4: Vacancy Overview in Kansai Area

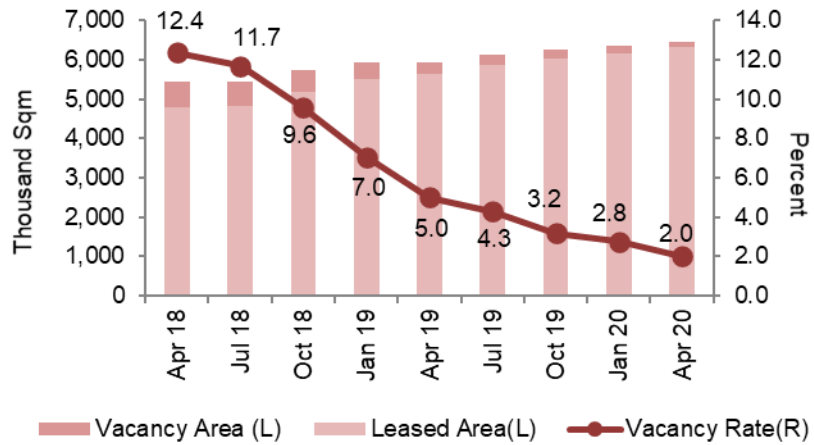


Figure5: Supply-Demand Balance in Kansai Area

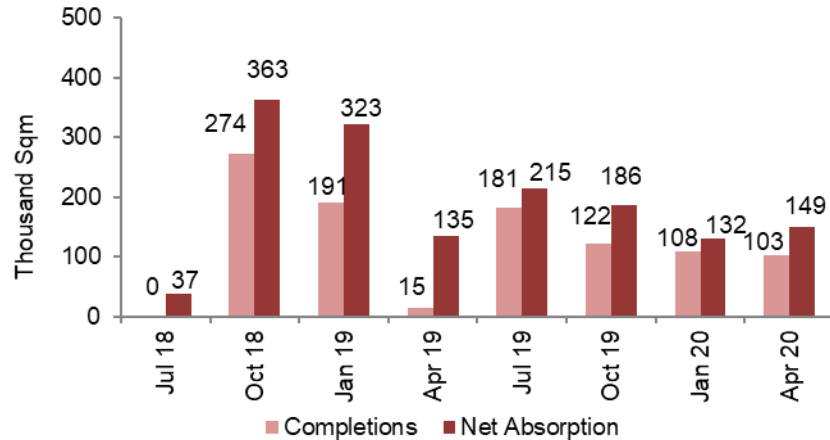
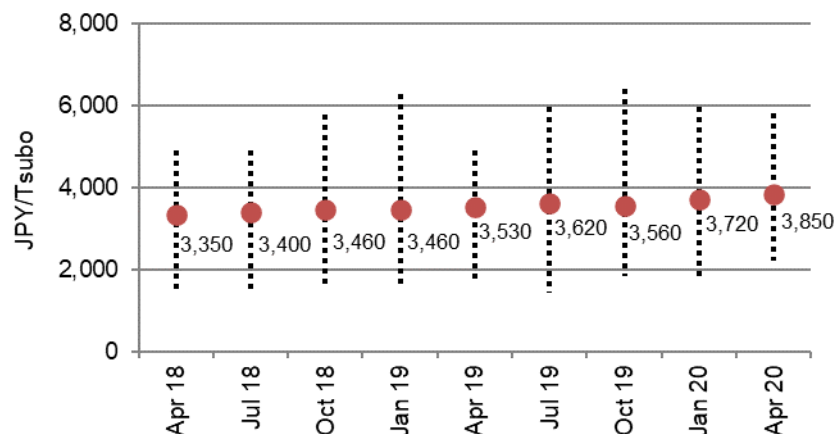


Figure6: Rent Overview in Kansai Area



Source: K.K. 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	4,547	4,061	487	10.7	-	-	4,510
Oct-08	4,824	4,224	600	12.4	277	163	4,500
⋮	⋮	⋮	⋮	⋮	⋮	⋮	⋮
Apr-18	15,207	14,460	746	4.9	787	651	4,300
Jul-18	15,638	14,921	717	4.6	432	461	4,260
Oct-18	16,321	15,492	829	5.1	683	571	4,220
Jan-19	16,631	16,054	577	3.5	310	562	4,180
Apr-19	17,307	16,633	674	3.9	676	579	4,160
Jul-19	17,900	17,308	593	3.3	593	674	4,120
Oct-19	18,866	18,382	484	2.6	966	1,075	4,280
Jan-20	19,113	18,741	372	1.9	247	359	4,370
Apr-20	19,930	19,753	178	0.9	817	1,011	4,400

◆ 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	1,812	1,600	211	11.7	-	-	3,970
Oct-08	1,812	1,630	181	10.0	0	30	3,800
⋮	⋮	⋮	⋮	⋮	⋮	⋮	⋮
Apr-18	5,457	4,782	675	12.4	379	357	3,350
Jul-18	5,457	4,820	637	11.7	0	37	3,400
Oct-18	5,731	5,183	548	9.6	274	363	3,460
Jan-19	5,922	5,505	417	7.0	191	323	3,460
Apr-19	5,937	5,641	296	5.0	15	135	3,530
Jul-19	6,118	5,856	262	4.3	181	215	3,620
Oct-19	6,240	6,042	198	3.2	122	186	3,560
Jan-20	6,348	6,174	175	2.8	108	132	3,720
Apr-20	6,452	6,323	129	2.0	103	149	3,850

You can find more data about Greater Tokyo and Kansai Area at the following URL.
https://www.ichigo-re.co.jp/wp/wp-content/uploads/2020/05/202004_data.csv

◆ Technical Notes

➤ Supply-Demand Data

Greater Tokyo :

Number of Investigations: 443 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 : 123 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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