

◆ Greater Tokyo

As of October 2020, the vacancy rate has remained flat at 0.4%, so far this is the lowest on the record(Fig 1 and Page 3). The completions in this term were 580 thousand sqm, and the net absorption was 583 thousand sqm (Fig 2). The supply and demand were both in balance.

The logistics facilities that are now being developed are the ones that could meet the new demands because there are a few vacancies in the completed facilities in greater Tokyo. The completions in 2021 will reach 3 million sqm, which is the highest on the record, while the supply and demand will keep its balance.

The asking rent of greater Tokyo has remained flat at 4,400 JPY/Tsubo. While the asking rent of Kanagawa Prefecture was above 5,000 JPY/Tsubo, and it was the highest level since July 2008 when the first survey took place (Fig 3).

Figure1: Vacancy Overview in Greater Tokyo

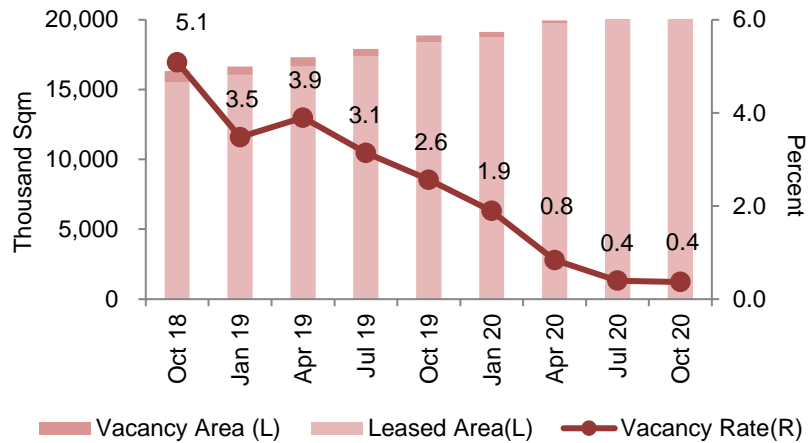


Figure2: Supply-Demand Balance in Greater Tokyo

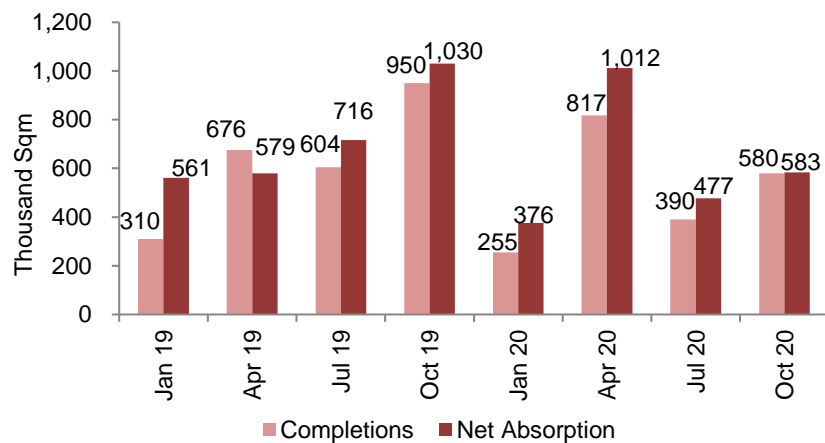
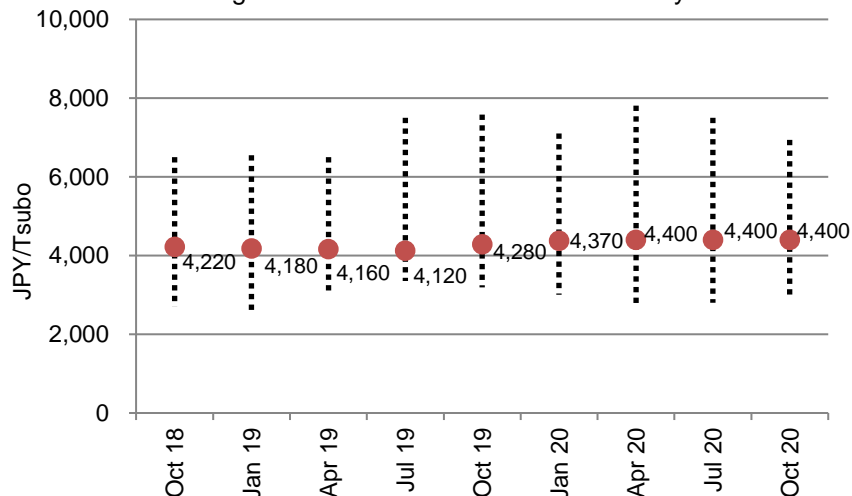


Figure3: Rent Overview in Greater Tokyo



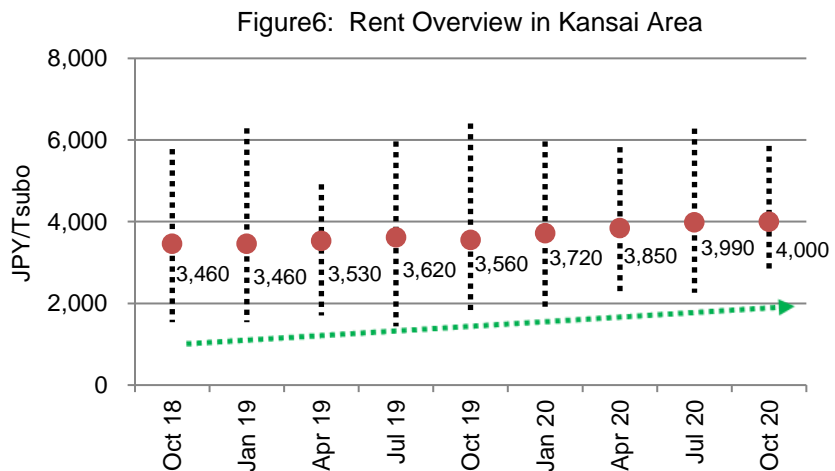
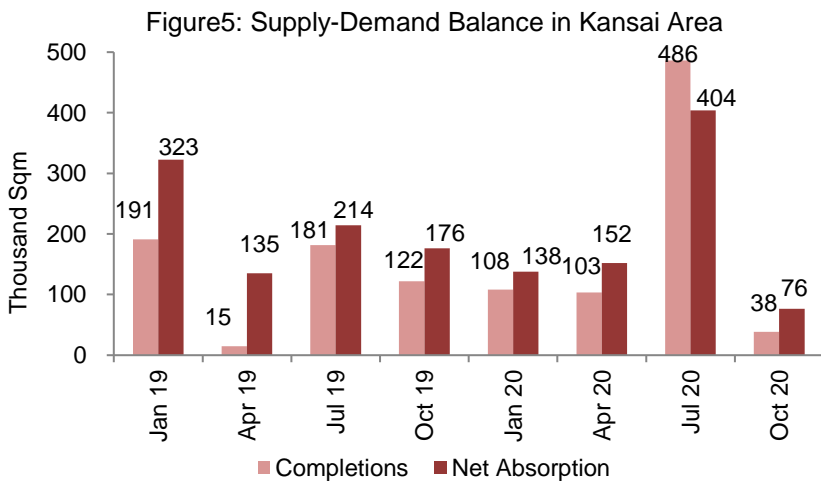
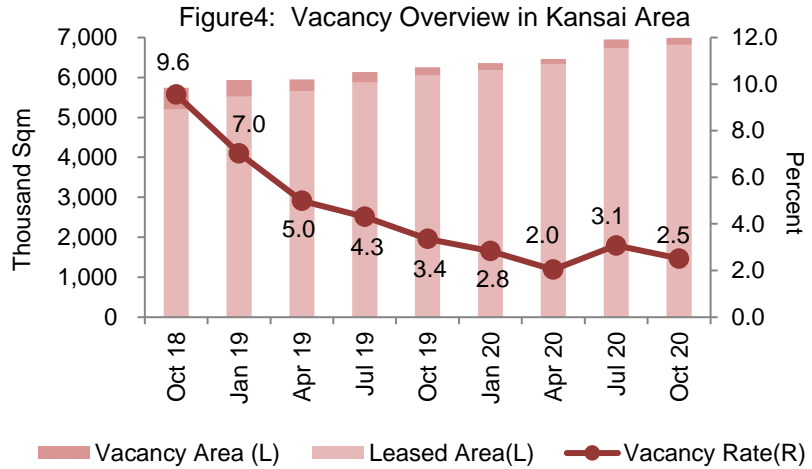
Source: K.K. Ichigo Real Estate Service

◆ Kansai Area

As of October 2020, the vacancy rate has decreased to 2.5%. There is a decrease of 0.6 points from the previous term (Fig 4). The completions in this term were 38 thousand sqm, while the net absorption was 76 thousand sqm (Fig 5).

The completion in 2021 will reach a million sqm, and that could be the highest record. It would not affect the balance of supply and demand due to the pre-releasing is going smoothly now.

The asking rent was 4,000 JPY/Tsubo in this term, which was the highest level since July 2008 when the first survey took place.(Fig 6). This favorable market condition will continue in the foreseeable future.



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	4,546	4,060	487	10.7	-	-	4,510
Oct-08	4,823	4,223	600	12.4	277	163	4,500
⋮	⋮	⋮	⋮	⋮	⋮	⋮	⋮
Jan-18	14,419	13,809	610	4.2	301	430	4,200
Apr-18	15,206	14,460	746	4.9	787	651	4,300
Jul-18	15,638	14,921	718	4.6	432	460	4,260
Oct-18	16,327	15,497	830	5.1	689	576	4,220
Jan-19	16,637	16,058	578	3.5	310	561	4,180
Apr-19	17,312	16,638	675	3.9	676	579	4,160
Jul-19	17,917	17,354	563	3.1	604	716	4,120
Oct-19	18,867	18,383	483	2.6	950	1,030	4,280
Jan-20	19,121	18,760	362	1.9	255	376	4,370
Apr-20	19,938	19,771	167	0.8	817	1,012	4,400
Jul-20	20,328	20,248	80	0.4	390	477	4,400
Oct-20	20,908	20,832	76	0.4	580	583	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
⋮	⋮	⋮	⋮	⋮	⋮	⋮	⋮
Jan-18	5,094	4,434	660	13.0	75	75	3,350
Apr-18	5,473	4,795	678	12.4	379	360	3,350
Jul-18	5,473	4,835	638	11.7	0	40	3,400
Oct-18	5,744	5,195	549	9.6	271	360	3,460
Jan-19	5,935	5,518	417	7.0	191	323	3,460
Apr-19	5,950	5,653	297	5.0	15	135	3,530
Jul-19	6,131	5,867	264	4.3	181	214	3,620
Oct-19	6,254	6,044	210	3.4	122	176	3,560
Jan-20	6,362	6,182	180	2.8	108	138	3,720
Apr-20	6,465	6,333	132	2.0	103	152	3,850
Jul-20	6,951	6,737	214	3.1	486	404	3,990
Oct-20	6,990	6,814	176	2.5	38	76	4,000

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/2020/11/202010_data.csv

◆ Technical Notes

➤ Supply-Demand Data

Greater Tokyo :

Number of Investigations: 461 logistics facilities with the gross floor area over 10,000 sqm.

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

Kansai Area:

Number of Investigations : 128 logistics facilities with the 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 got chosen 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 are revised periodically in Oct every year. All the samples that have changed got rewritten 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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