

◆ Greater Tokyo

As of January 2023, the vacancy rate has increased to 4.4% (Fig 1). The completions were 1,250 thousand sqm in total, and the net absorption was 1,083 thousand sqm in total (Fig 2). The vacancy rate has increased for the eighth consecutive quarter. The total volume of supply was the largest ever recorded and demand was the second largest ever recorded in this term. So, the supply-demand balance will ease further.

The asking rent of greater Tokyo has decreased to 4,510 JPY/Tsubo. The phase of rising rents has come to an end.

Figure1: Vacancy Overview in Greater Tokyo

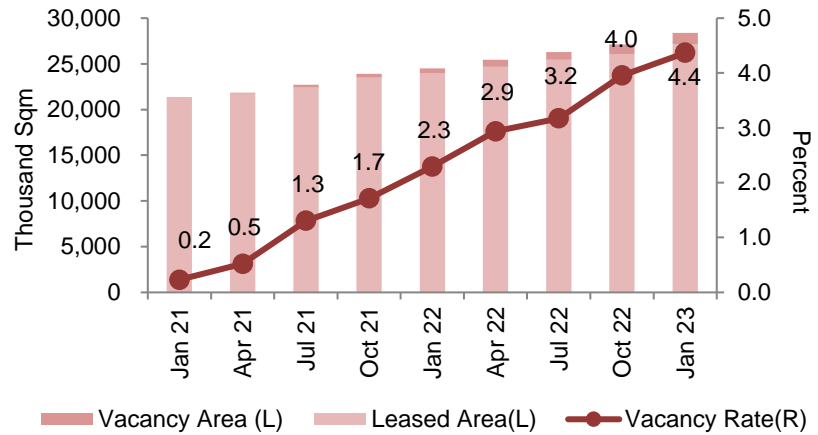


Figure2: Supply-Demand Balance in Greater Tokyo

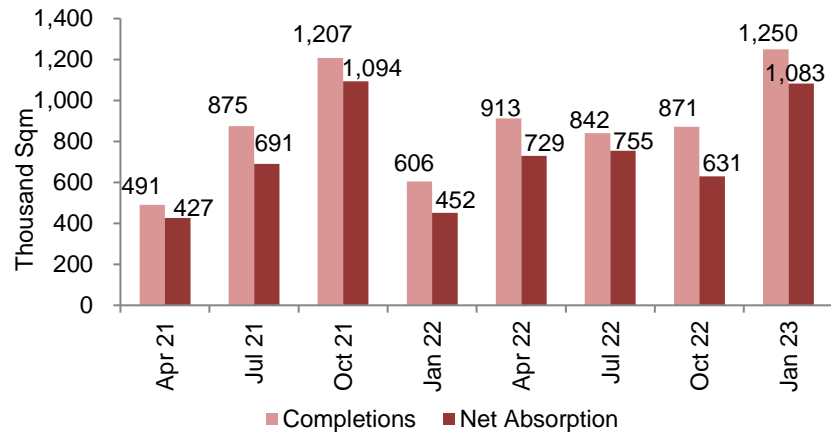
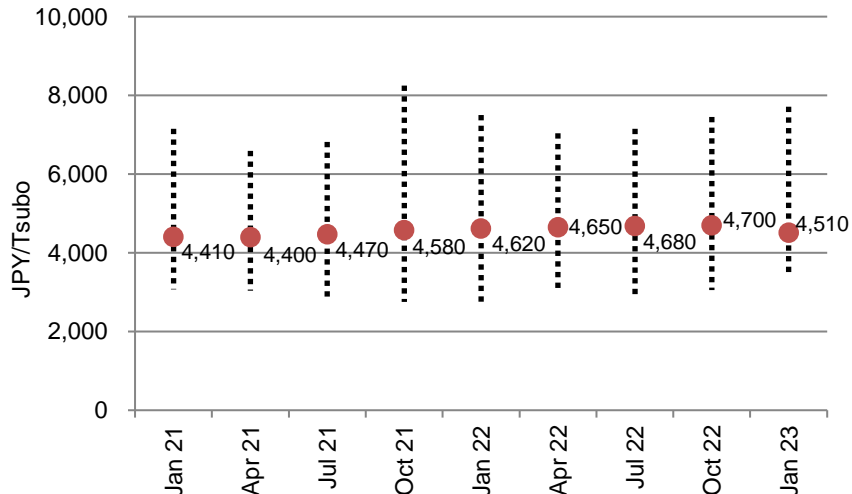


Figure3: Rent Overview in Greater Tokyo



Source: K.K. Ichigo Real Estate Service

◆ Kansai Area

As of January 2023, the vacancy rate has increased to 2.4 % (Fig 4). The completions were 185 thousand sqm in total, and the net absorption was 117 thousand sqm in total (Fig 5).

A stable supply-demand balance is expected to continue due to strong demand in some areas.

The asking rent has decreased to 4,220 JPY/Tsubo this term (Fig 6). And it is the second consecutive quarterly decline, affected by concern about massive supply in the future.

Figure4: Vacancy Overview in Kansai Area

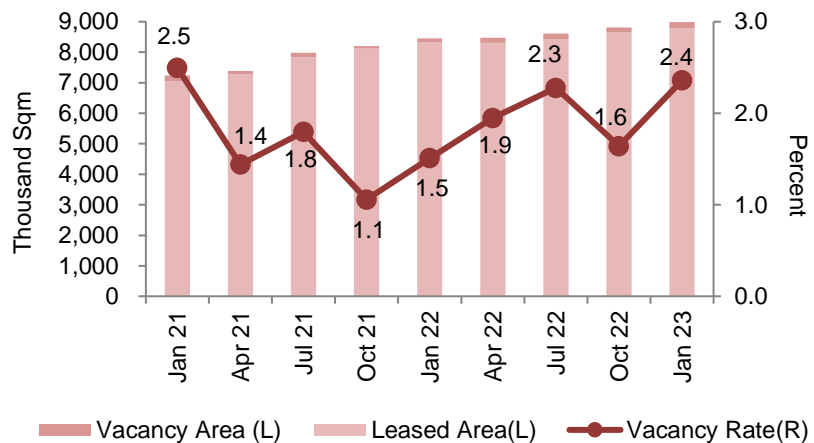


Figure5: Supply-Demand Balance in Kansai Area

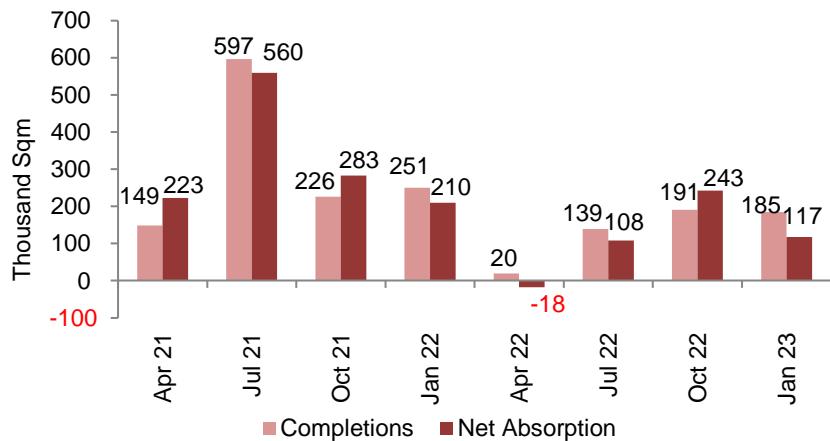
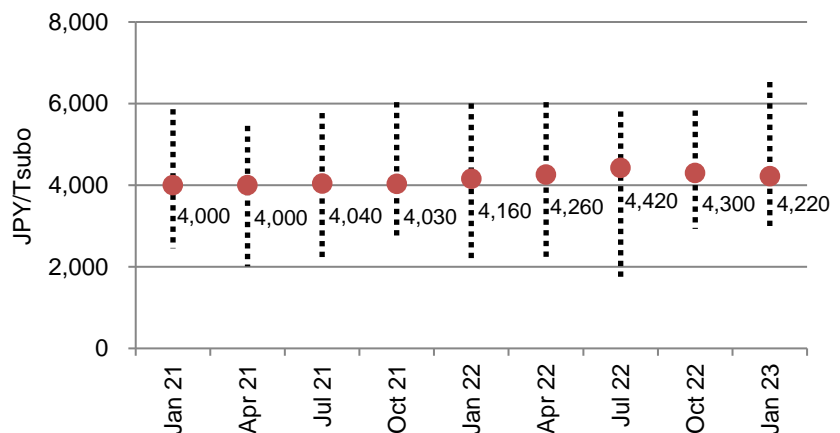


Figure6: Rent Overview in Kansai Area



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	4,544	4,059	485	10.7	-	-	4,510
Oct-08	4,821	4,223	598	12.4	277	163	4,500
⋮	⋮	⋮	⋮	⋮	⋮	⋮	⋮
Jan-20	19,133	18,772	361	1.9	255	376	4,370
Apr-20	19,947	19,781	166	0.8	814	1,009	4,400
Jul-20	20,342	20,262	79	0.4	395	482	4,400
Oct-20	20,926	20,868	58	0.3	585	606	4,400
Jan-21	21,345	21,297	48	0.2	419	428	4,410
Apr-21	21,836	21,723	113	0.5	491	427	4,400
Jul-21	22,711	22,414	296	1.3	875	691	4,470
Oct-21	23,918	23,509	410	1.7	1,207	1,094	4,580
Jan-22	24,524	23,961	563	2.3	606	452	4,620
Apr-22	25,437	24,690	747	2.9	913	729	4,650
Jul-22	26,279	25,445	833	3.2	842	755	4,680
Oct-22	27,150	26,076	1,074	4.0	871	631	4,700
Jan-23	28,400	27,160	1,241	4.4	1,250	1,083	4,510

◆ 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-20	6,363	6,183	180	2.8	108	138	3,720
Apr-20	6,467	6,335	132	2.0	103	152	3,850
Jul-20	6,955	6,741	214	3.1	488	406	3,990
Oct-20	6,993	6,821	172	2.5	38	80	4,000
Jan-21	7,233	7,052	180	2.5	239	231	4,000
Apr-21	7,381	7,275	106	1.4	149	223	4,000
Jul-21	7,978	7,834	143	1.8	597	560	4,040
Oct-21	8,204	8,117	87	1.1	226	283	4,030
Jan-22	8,454	8,327	128	1.5	251	210	4,160
Apr-22	8,474	8,309	165	1.9	20	-18	4,260
Jul-22	8,613	8,417	196	2.3	139	108	4,420
Oct-22	8,804	8,660	145	1.6	191	243	4,300
Jan-23	8,989	8,777	212	2.4	185	117	4,220

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/2023/02/202301_data.csv

◆ Technical Notes

➤ Supply-Demand Data

Greater Tokyo :

Number of Investigations: 599 logistics facilities with a gross floor area of over 10,000 sqm.

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

Kansai Area:

Number of Investigations : 175 logistics facilities with a gross floor area of over 10,000 sqm.

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

➤ Rent

This report uses the median as the representative asking rent. The rent samples were chosen based on a leasable area of at least 1,000 square meters. The 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 changed samples have been rewritten to reflect the current situation as much as possible. These changes include facility owners (e.g, not for lease anymore), leasable area, and vacancy occurrence (or tenant change).

◆ Contact info

For any further inquiries, please contact:

research@ichigo-re.co.jp

K.K. Ichigo Real Estate Service

<https://www.ichigo-re.co.jp>

AMT Omori Bldg.6F, 2-2-10 Omorikita, Ota-ku, Tokyo 143-0016, Japan

While we strive to ensure that the information contained in this report is accurate and reliable, we make no warranties as to its correctness, completeness or otherwise. The contents of this report reflect our analysis and judgment only as of the date and time of creation. We assume no liability or responsibility for future forecasts.