

◆ Greater Tokyo

The vacancy rate rose to 4.0%, up by 0.7 points from the previous term, in April 2019 (Fig 1). The completions in this term were 610 thousand sqm, and it was a higher level compared with the previous term. The net absorption in this term was 470 thousand sqm. The demand and supply balance was eased (Fig 2).

The asking rent as of April 2019 was 4,160 JPY/Tsubo, down 0.5% from the previous term. (Fig 3). This decline was due to the fact that the facilities with low-leveled asking rent were remained in this term's market.

Current strong needs for high-spec logistics facilities is based on structural factor such as pervading E-commerce, worker shortage, automated operation system and so on. Therefore, only high-spec logistics facilities will be able to keep strong needs.

Figure1: Vacancy Overview in Greater Tokyo

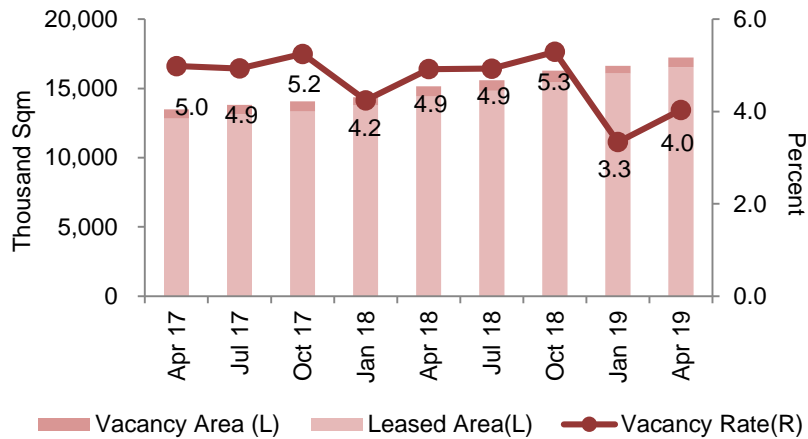


Figure2: Supply-Demand Balance in Greater Tokyo

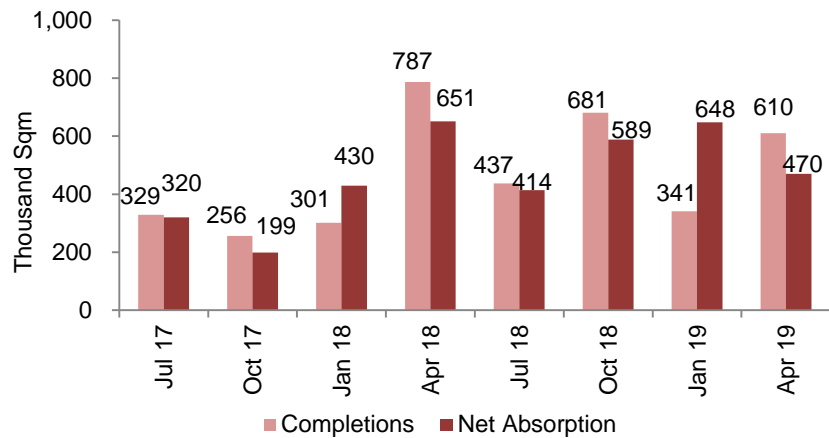
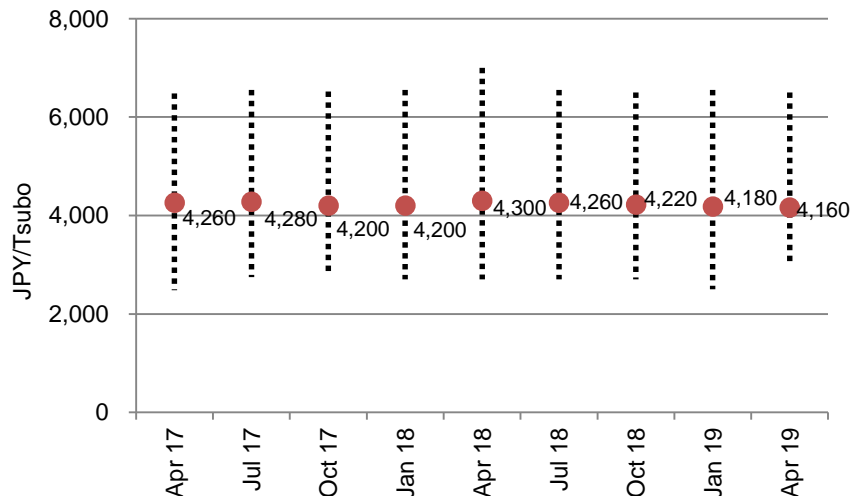


Figure3: Rent Overview in Greater Tokyo



Source: K.K. Ichigo Real Estate Service

◆ Kansai Area

The vacancy rate as of April 2019 declined to 5.2%, down by 1.9 point from the previous term (Fig 4). This marked the sixth consecutive decline. The completions in this term were 15 thousand sqm and the net absorption was 128 thousand sqm.

Kansai area's completions in 2019 are estimated about 35 thousand sqm which is fewer than half of 2018's total. Further improving will be expected for the near term.

The asking rent as of April 2019 was 3,530 JPY/Tsubo, up to 2.0% from the previous term and exceeding 3,500 JPY/Tsubo for the first time in three years and a half (Fig 6).

Figure4: Vacancy Overview in Kansai Area

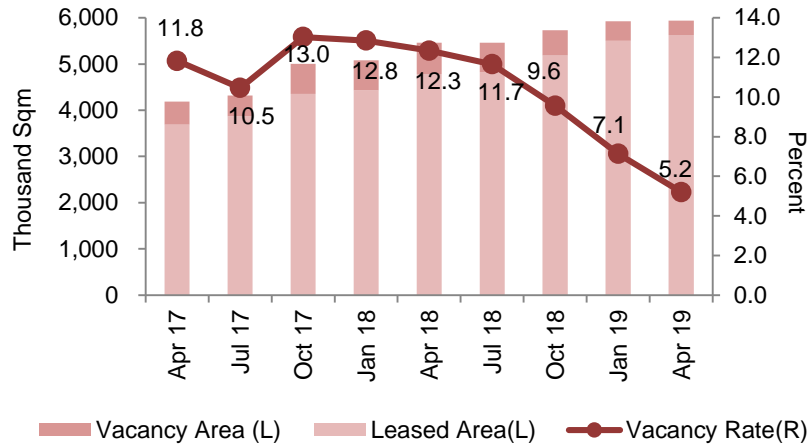


Figure5: Supply-Demand Balance in Kansai Area

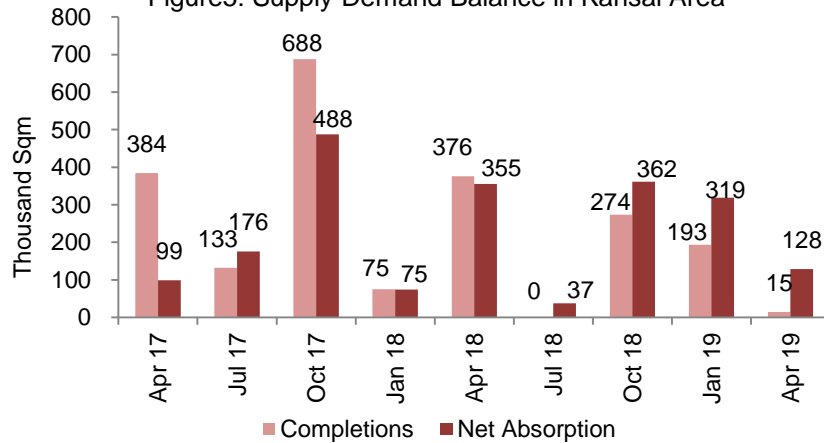
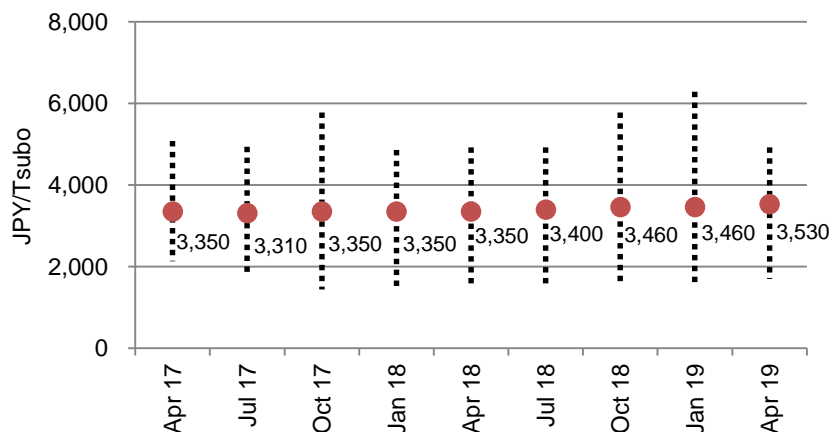


Figure6: Rent Overview in Kansai Area



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	4,060	487	10.7	-	-	4,510
Oct-08	4,823	4,223	600	12.4	277	163	4,500
Jan-09	5,206	4,571	635	12.2	383	348	4,410
Apr-09	5,386	4,708	678	12.6	180	137	4,210
Jul-09	5,640	4,777	862	15.3	254	69	4,200
Oct-09	5,765	4,955	810	14.1	125	177	4,000
Jan-10	5,839	5,115	724	12.4	74	160	4,000
Apr-10	5,998	5,271	728	12.1	159	156	3,990
Jul-10	6,045	5,510	535	8.9	47	239	4,000
Oct-10	6,193	5,667	526	8.5	148	157	3,990
Jan-11	6,264	5,757	507	8.1	71	90	3,990
Apr-11	6,436	6,106	330	5.1	172	349	3,890
Jul-11	6,646	6,265	381	5.7	210	159	3,890
Oct-11	6,715	6,373	341	5.1	69	108	3,910
Jan-12	6,803	6,565	238	3.5	88	192	3,990
Apr-12	6,884	6,757	128	1.9	82	192	3,920
Jul-12	7,100	6,941	160	2.2	216	184	3,880
Oct-12	7,398	7,216	182	2.5	298	275	3,820
Jan-13	7,441	7,287	155	2.1	43	70	3,800
Apr-13	7,691	7,518	173	2.3	250	231	3,830
Jul-13	8,043	7,846	198	2.5	352	328	3,880
Oct-13	8,503	8,267	236	2.8	460	421	3,990
Jan-14	8,869	8,577	292	3.3	366	311	3,890
Apr-14	9,360	8,930	430	4.6	491	352	3,920
Jul-14	9,437	9,012	424	4.5	77	83	3,990
Oct-14	9,569	9,185	384	4.0	132	173	4,000
Jan-15	9,947	9,625	321	3.2	378	440	4,000
Apr-15	10,376	10,003	373	3.6	430	378	3,990
Jul-15	10,518	10,277	241	2.3	141	274	4,000
Oct-15	10,859	10,648	211	1.9	341	371	3,990
Jan-16	11,484	10,917	567	4.9	625	269	3,920
Apr-16	12,212	11,649	563	4.6	728	732	4,000
Jul-16	12,693	12,131	562	4.4	481	481	4,000
Oct-16	13,100	12,466	635	4.8	408	335	4,140
Jan-17	13,279	12,620	659	5.0	178	154	4,170
Apr-17	13,492	12,820	673	5.0	214	199	4,260
Jul-17	13,821	13,140	682	4.9	329	320	4,280
Oct-17	14,078	13,339	739	5.2	256	199	4,200
Jan-18	14,379	13,769	610	4.2	301	430	4,200
Apr-18	15,166	14,420	746	4.9	787	651	4,300
Jul-18	15,603	14,834	769	4.9	437	414	4,260
Oct-18	16,285	15,423	862	5.3	681	589	4,220
Jan-19	16,625	16,070	555	3.3	341	648	4,180
Apr-19	17,236	16,540	695	4.0	610	470	4,160

◆ 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-09	1,812	1,636	176	9.7	0	6	3,920
Apr-09	1,928	1,700	229	11.9	117	64	3,820
Jul-09	2,004	1,773	230	11.5	75	73	3,630
Oct-09	2,004	1,819	184	9.2	0	46	3,500
Jan-10	2,004	1,811	193	9.6	0	-9	3,490
Apr-10	2,004	1,851	153	7.6	0	40	3,500
Jul-10	2,030	1,905	126	6.2	27	54	3,450
Oct-10	2,129	2,004	126	5.9	99	99	3,310
Jan-11	2,142	2,025	116	5.4	12	22	3,250
Apr-11	2,118	2,030	88	4.1	-24	4	3,230
Jul-11	2,118	2,033	84	4.0	0	4	3,200
Oct-11	2,112	2,035	77	3.6	-6	1	3,170
Jan-12	2,132	2,106	26	1.2	20	71	3,170
Apr-12	2,132	2,126	5	0.2	0	20	3,230
Jul-12	2,238	2,179	58	2.6	106	53	3,190
Oct-12	2,249	2,206	43	1.9	11	27	3,230
Jan-13	2,288	2,255	33	1.4	40	49	3,170
Apr-13	2,309	2,285	24	1.0	20	29	3,150
Jul-13	2,309	2,281	28	1.2	0	-3	3,200
Oct-13	2,348	2,331	17	0.7	40	50	3,200
Jan-14	2,456	2,446	11	0.4	108	115	3,210
Apr-14	2,586	2,567	20	0.8	130	121	3,240
Jul-14	2,675	2,660	14	0.5	88	94	3,300
Oct-14	2,787	2,762	25	0.9	112	101	3,390
Jan-15	2,935	2,864	71	2.4	148	102	3,490
Apr-15	2,949	2,897	52	1.7	14	34	3,500
Jul-15	2,992	2,957	35	1.2	43	60	3,560
Oct-15	3,129	3,058	70	2.3	137	101	3,500
Jan-16	3,129	3,085	43	1.4	0	27	3,430
Apr-16	3,171	3,128	44	1.4	43	43	3,390
Jul-16	3,375	3,253	122	3.6	203	125	3,390
Oct-16	3,690	3,539	152	4.1	316	286	3,470
Jan-17	3,801	3,591	210	5.5	111	52	3,450
Apr-17	4,185	3,690	495	11.8	384	99	3,350
Jul-17	4,318	3,866	452	10.5	133	176	3,310
Oct-17	5,006	4,354	652	13.0	688	488	3,350
Jan-18	5,082	4,429	653	12.8	75	75	3,350
Apr-18	5,457	4,784	673	12.3	376	355	3,350
Jul-18	5,457	4,821	636	11.7	0	37	3,400
Oct-18	5,731	5,183	548	9.6	274	362	3,460
Jan-19	5,924	5,502	423	7.1	193	319	3,460
Apr-19	5,939	5,630	309	5.2	15	128	3,530

◆ Technical Notes

➤ Supply-Demand Data

Greater Tokyo :

Number of Investigations: 391 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 : 107 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

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

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