Greater Tokyo

As of January 2021, the vacancy rate has decreased to 0.2%, and it is the lowest on the record(Fig 1 and Page 3). The completions in this term were 431 thousand sqm, and the net absorption was 459 thousand sqm (Fig 2). The supply and demand were both balanced.

Since there were only a few vacancies in the completed facilities in greater Tokyo, most contracts were already signed in the pre-leasing phase. The market condition in both areas of the bay and inland will remain favorable in the near future.

The asking rent of greater Tokyo has increased to 4,410 JPY/Tsubo. There is still a moderate upward trend, and the increase in Chiba prefecture's rent is particularly dominant. (Fig 3)

Figure1: Vacancy Overview in Greater Tokyo

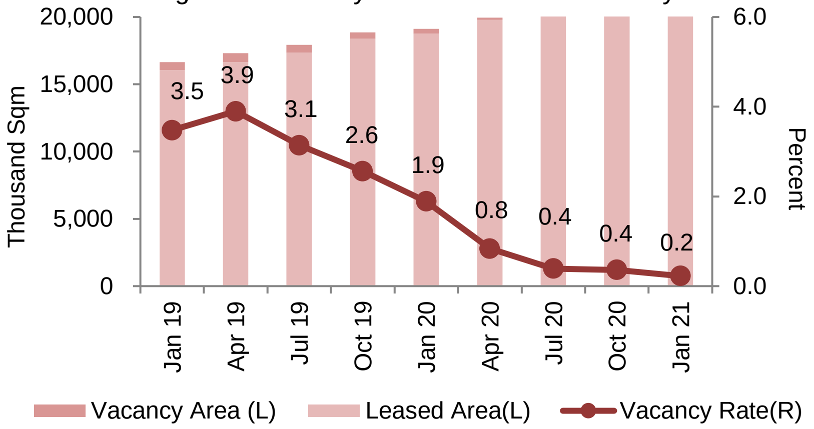


Figure2: Supply-Demand Balance in Greater Tokyo

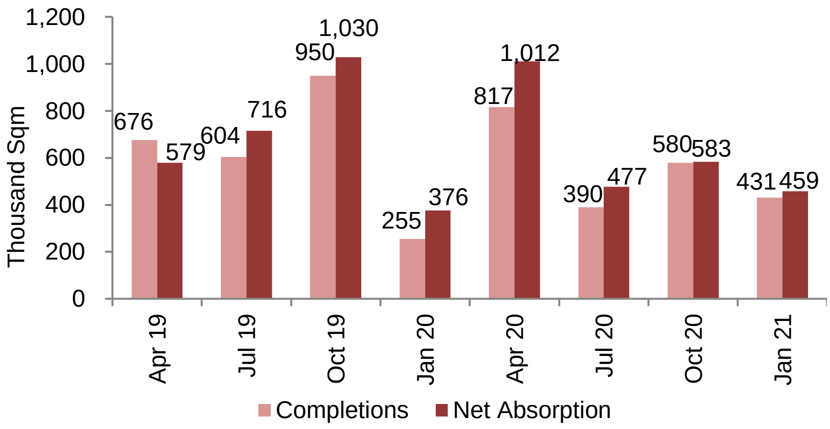
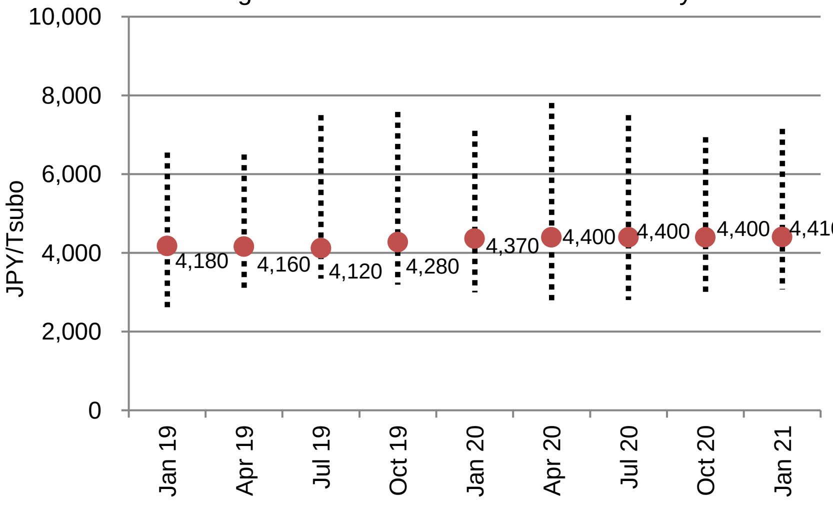


Figure3: Rent Overview in Greater Tokyo



Source: K.K. Ichigo Real Estate Service

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Kansai Area

As of January 2021, the vacancy rate has increased to 2.8%. There is an increase of 0.3 points from the previous term (Fig 4). The completions in this term were 237 thousand sqm, while the net absorption was 212 thousand sqm (Fig 5). The supply and demand were almost balanced.

In Kansai area, the supply and demand have continued to improve for more than two years since October 2017, and the vacancy rates have stabilized at a low level of 2 to 3% since January 2020. The market condition will be as good as Greater Tokyo.

The asking rent has remained flat at 4,000 JPY/Tsubo in this term. (Fig 6). It is quite possible that the asking rent will increase again in the near future.

Figure4: Vacancy Overview in Kansai Area

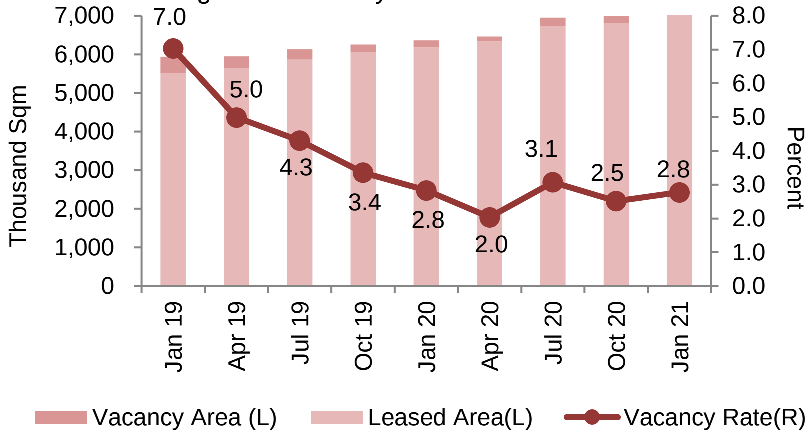


Figure5: Supply-Demand Balance in Kansai Area

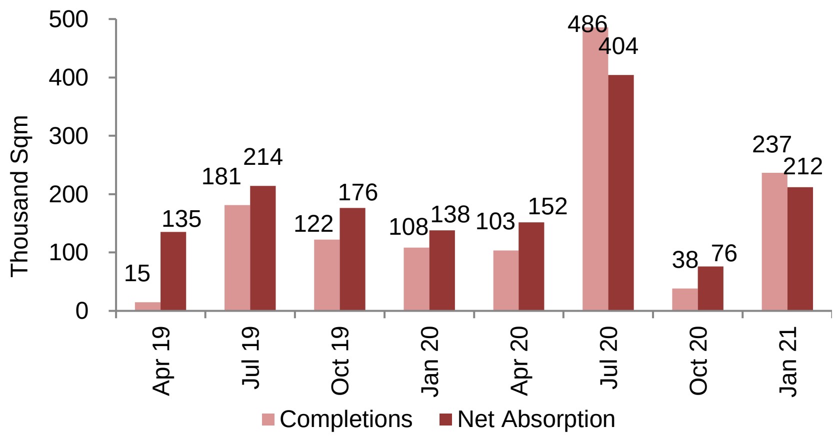
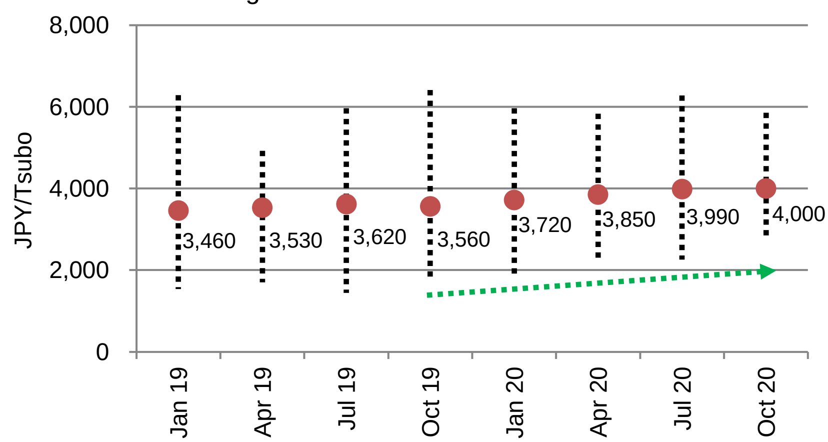


Figure6: Rent Overview in Kansai Area



Source: K.K. Ichigo Real Estate Service

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Data of Greater Tokyo

	Supply and Demand						
	Leasable Area (1,000 sqm)	Leased Area (1,000sqm)	Vacancy Area (1,000sqm)	Vacancy Rate (%)	Completions (1,000sqm)	Net Absorption (1,000sqm)	Asking Rent (JPY/Tsubo)
Jul-08	4,546	4,060	487	10.7	-	-	4,510
Oct-08	4,823	4,223	600	12.4	277	163	4,500
⋮	⋮	⋮	⋮	⋮	⋮	⋮	⋮
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
Jan-21	21,338	21,290	48	0.2	431	459	4,410

Data of Kansai Area

	Supply and Demand						
	Leasable Area (1,000 sqm)	Leased Area (1,000sqm)	Vacancy Area (1,000sqm)	Vacancy Rate (%)	Completions (1,000sqm)	Net Absorption (1,000sqm)	Asking Rent (JPY/Tsubo)
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	5,473	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
Jan-21	7,226	7,026	201	2.8	237	212	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/2021/02/202101_data.csv

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◆ Technical Notes

➢ Supply-Demand Data

Greater Tokyo：

Number of Investigations: 471 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： 132 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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