

◆ Greater Tokyo

As of July 2021, the vacancy rate has increased to 1.3%. It has reached 1% for the first time in a year and a half(Fig 1 and Page 3). The completions in this term were 883 thousand sqm, and the net absorption was 700 thousand sqm (Fig 2). Ten of the fifteenth facilities that were completed in this term started operating at full occupancy. And the market conditions were generally good.

The leasing conditions are doing well in Tokyo, but it has taken more time to find new tenants in some areas of Saitama where there are many logistics facilities under development.

The asking rent of greater Tokyo has increased to 4,470 JPY/Tsubo. It has being risen slowly with an up and down curve (Fig 3).

Figure1: Vacancy Overview in Greater Tokyo

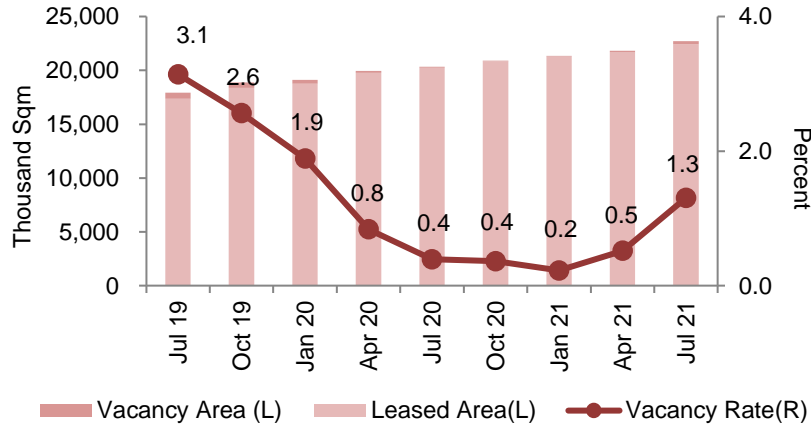


Figure2: Supply-Demand Balance in Greater Tokyo

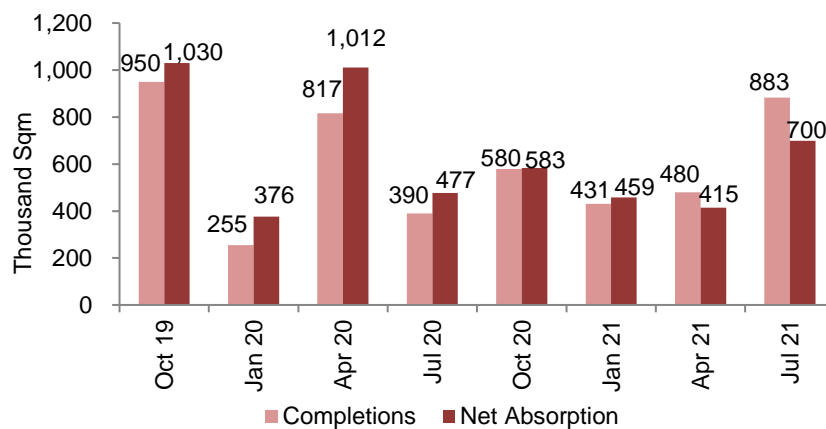
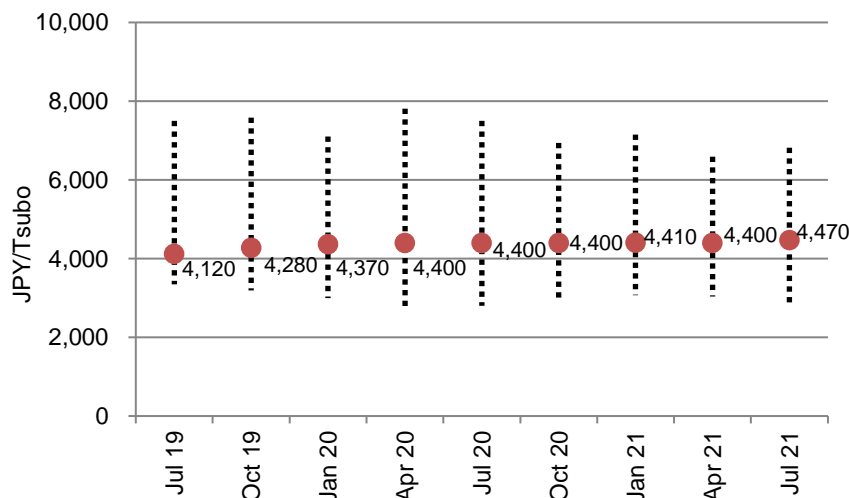


Figure3: Rent Overview in Greater Tokyo



Source: K.K. Ichigo Real Estate Service

◆ Kansai Area

As of July 2021, the vacancy rate has increased to 1.9 % (Fig 4). The completions in this term were 532 thousand sqm, and it was the second-largest volume since July 2008, when the first survey was conducted. The net absorption was also good at 472 thousand sqm (Fig 5), and the increase in the vacancy rate was only moderate.

Seven of the tenth facilities that were completed in this term started operating at full occupancy. Because the Kansai area's leasing conditions are as good as in Tokyo and the occupancy rate of facilities already in operation has remained high, the market will keep stable.

The asking rent has increased to 4,040 JPY/Tsubo in this term (Fig 6), and this increase was the first time in three quarters.

Figure4: Vacancy Overview in Kansai Area

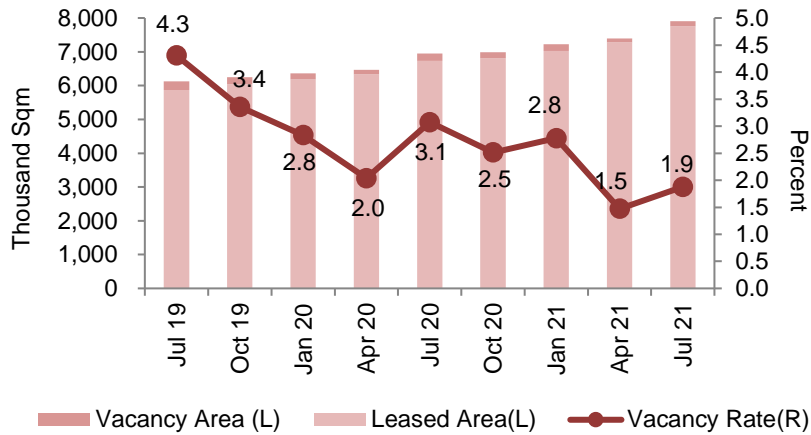


Figure5: Supply-Demand Balance in Kansai Area

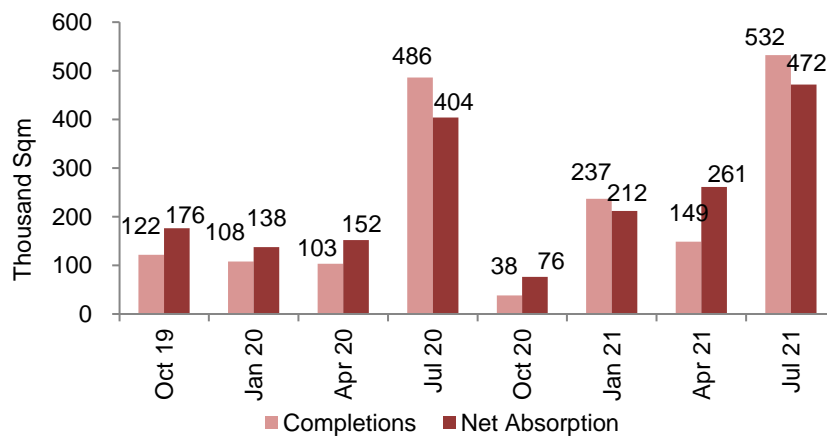
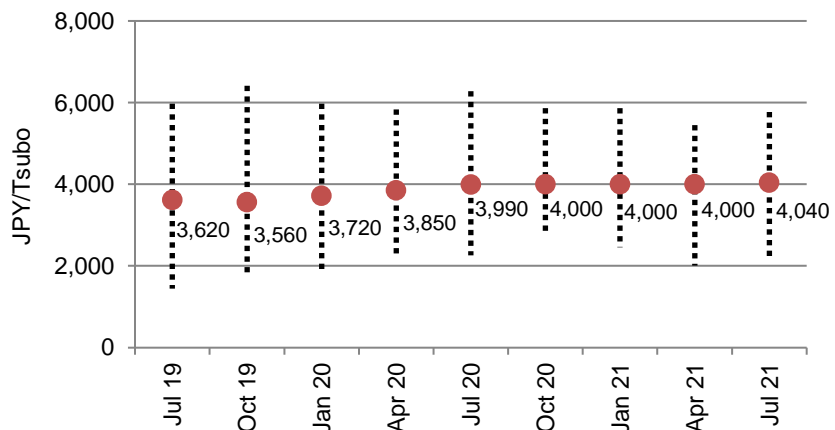


Figure6: Rent Overview in Kansai Area



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	4,546	4,060	487	10.7	-	-	4,510
Oct-08	4,823	4,223	600	12.4	277	163	4,500
⋮	⋮	⋮	⋮	⋮	⋮	⋮	⋮
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
Apr-21	21,818	21,705	113	0.5	480	415	4,400
Jul-21	22,701	22,405	296	1.3	883	700	4,470

◆ 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
⋮	⋮	⋮	⋮	⋮	⋮	⋮	⋮
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
Apr-21	7,375	7,287	109	1.5	149	261	4,000
Jul-21	7,895	7,746	148	1.9	520	459	4,040

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/2021/08/202107_data.csv

◆ Technical Notes

➤ Supply-Demand Data

Greater Tokyo :

Number of Investigations: 497 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 : 148 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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