

## 1. Outlook for Price

A questionnaire survey about “Outlook for Logistics Market Conditions” is conducted semi-annually.

The results of the July 2024 survey of the outlook of real estate prices for the next six months are the following percentages: “Rise” is at 22.3%, “Flat” is at 70.3%, and “Decline” is at 7.4% (Fig 1). The percentage of respondents who chose “Flat” increased from 62.0% to 70.3%.

The top two reasons cited by respondents for the “Rise” are as follows:

1. The construction costs for logistics facilities are increasing.
2. The rent level of logistics facilities is increasing.
2. The market is becoming more active as logistics facilities have attracted more attention.

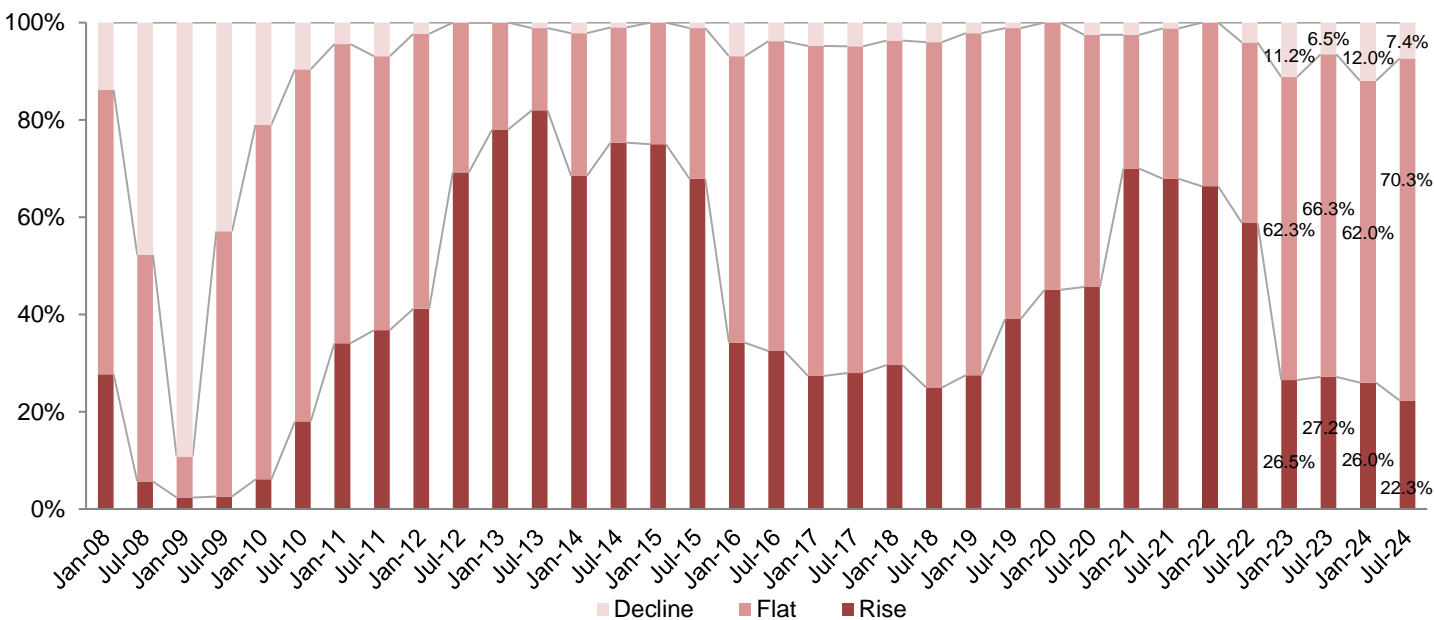
The top three reasons cited by respondents for the “Flat” are as follows:

1. It is not expected that the capitalization rates will decline further.
2. Market players, concerned about the risk of rising interest rates, will refrain from investing in logistics facilities.
3. Real estate prices will end their upward phase and enter a flat one.

The top two reasons cited by respondents for the “Decline” are as follows:

1. Many logistics facilities will be completed, and the supply-demand balance is expected to ease.
2. Interest rates will rise.

Figure:1 Outlook for Real Estate Prices of Logistics Facilities Six Months Later



Source: Ichigo Real Estate Service

## 2. Outlook for Rent

The results of the July 2024 survey of the outlook of rent for the next six months are the following percentages: “Flat” is at 55.3%, “Rise” is at 41.5%, and “Decline” is at 3.2% (Fig 2). Nearly half of the respondents answered, “Rise”.

The top three reasons cited by respondents for the “Rise” are as follows:

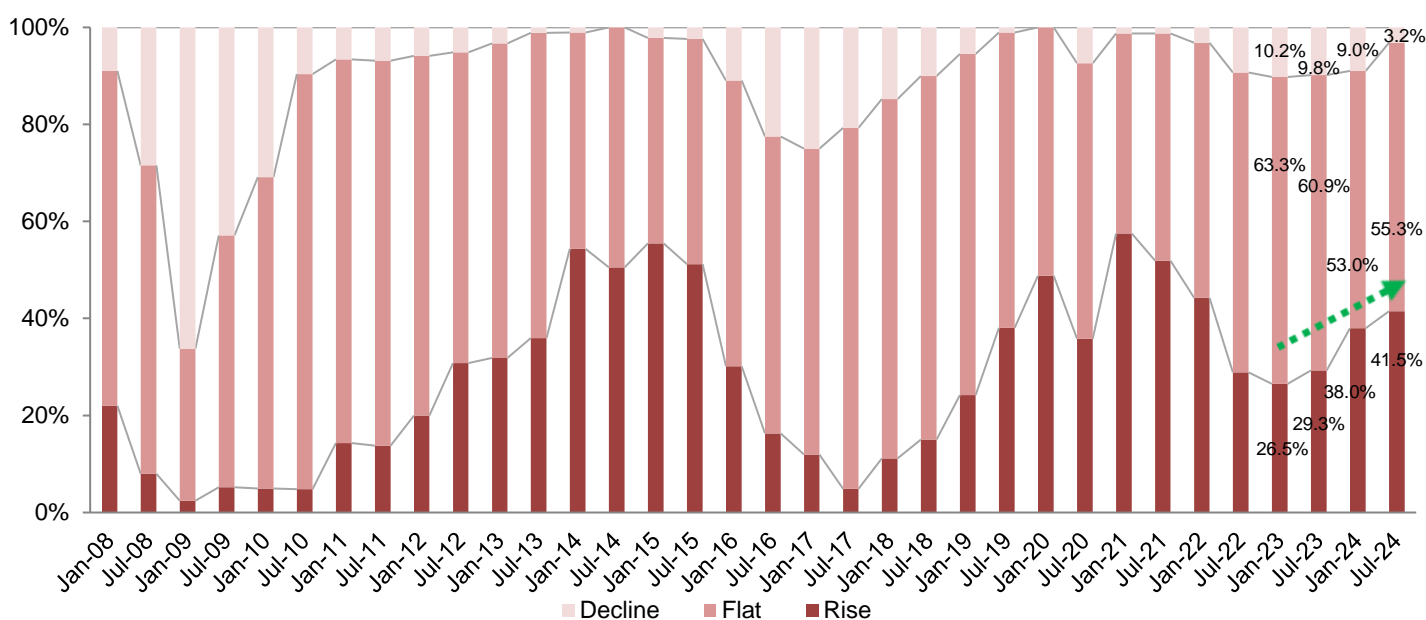
1. As land prices and other development costs rise, rent has increased to reflect these additional costs.
2. Inflation also affects the rents of logistics facilities.
3. Various needs, such as cold storage warehouse and hazardous material warehouse, are increasing demand.

The top three reasons cited by respondents for the “Flat” are as follows:

1. Because upward pressure on rents due to rising construction costs and downward pressure on rents due to easing supply and demand will be balanced.
2. The supply from new developments and the demand for logistics facilities are balanced.
3. There are signs that the rent increase will come to an end.

And, respondents who chose “Decline” were very few.

Figure:2 Outlook for Rent of Logistics Facilities Six Months Later



Source: Ichigo Real Estate Service

## ◆ Overview of Methodology of the Questionnaire Survey

### ➤ Summary of Questionnaire

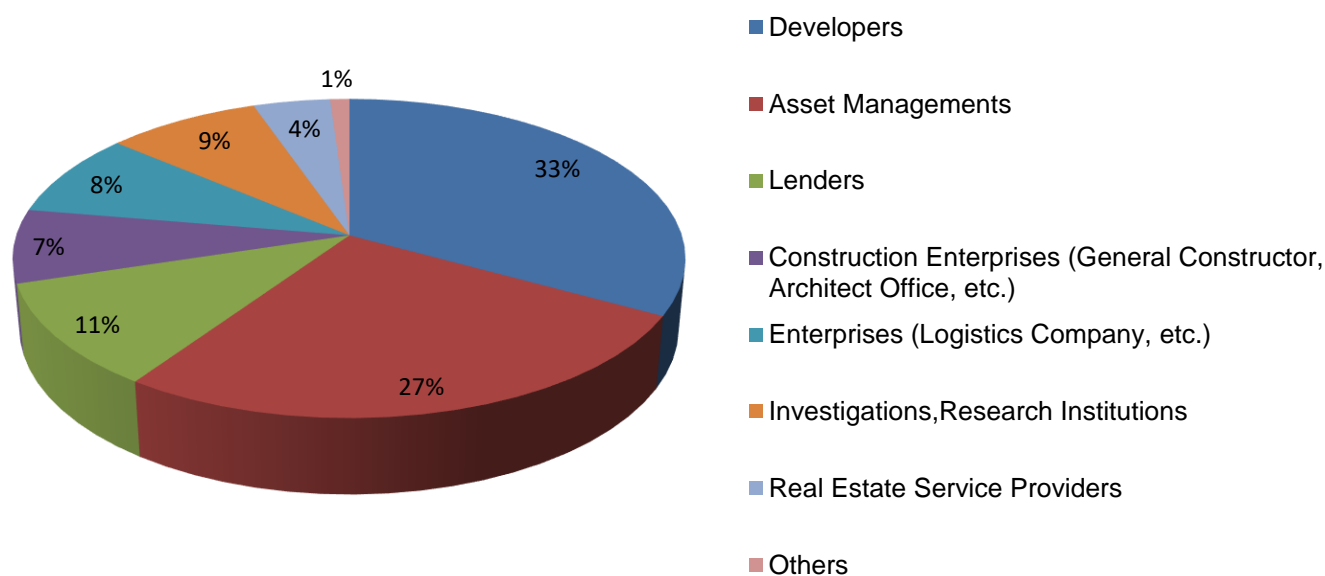
Survey Target : Practitioners and professionals associated with real estate.  
( regardless of involvement with logistics ) .

Survey Method : Questionnaires were sent via e-mail.  
Response forms were collected via e-mail and website.

Survey Period : July 23 to 31, 2024

Respondents : 94

### ➤ Occupation Respondents



## ◆ Contact info

For any further inquiries, please contact:

[research@ichigo-re.co.jp](mailto: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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