INDUSTRIAL MARKET RESEARCH October, 2024

◆ Greater Tokyo

As of October 2024, the vacancy rate has increased to 8.6% (Fig 1). The completions were 806 thousand sqm in total, and the net absorption was 663 thousand sqm in total (Fig 2). The vacancy rate has been rising for almost four years, however there has been a slowdown in the rate of increase.

In 2025, completions are expected to be about 70% of this year's, and the rise in the vacancy rate will be stopped in the first half of 2025.

The asking rent of greater Tokyo has decreased slightly to 4,780 JPY/Tsubo, showing a stable trend.

Figure1: Vacancy Overview in Greater Tokyo

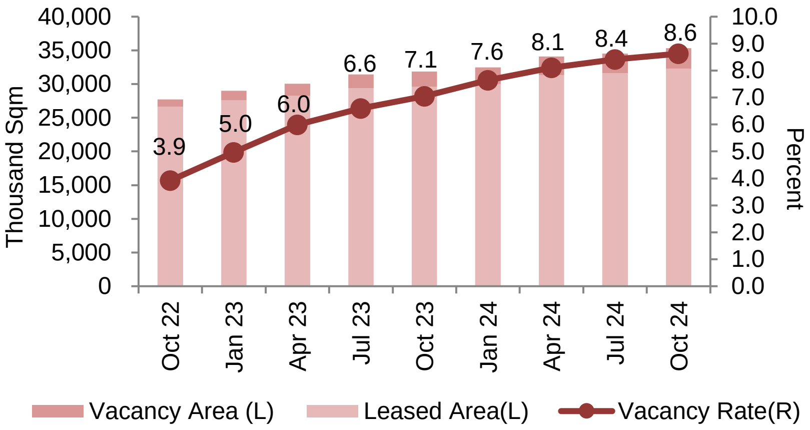


Figure2: Supply-Demand Balance in Greater Tokyo

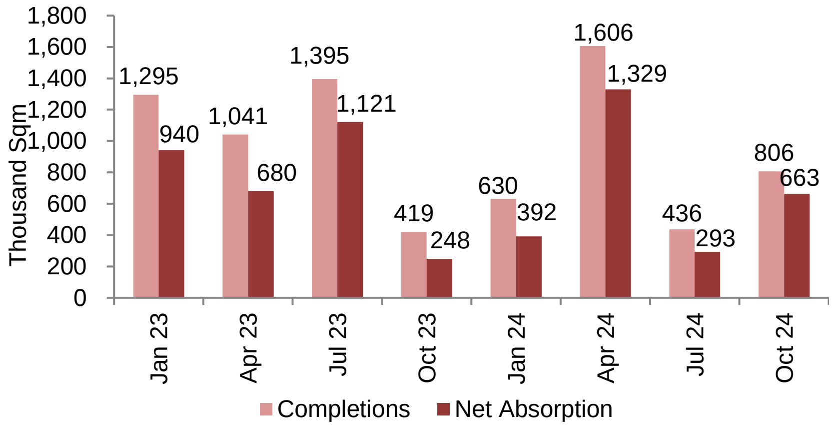
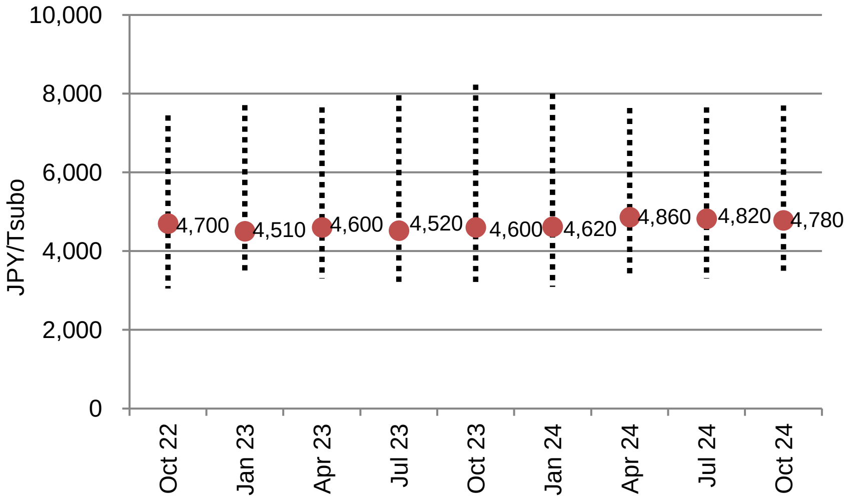


Figure3: Rent Overview in Greater Tokyo



Source: K.K. Ichigo Real Estate Service

Kansai Area

As of October 2024, the vacancy rate has increased to 3.6 % (Fig 4). The completions were 121 thousand sqm in total, and the net absorption was 62 thousand sqm in total (Fig 5).

Although market conditions remain good in the Kansai Area, the vacancy rate is expected to rise in 2025 due to the largest completions.

The asking rent has increased by 50 JPY/Tsubo to 4,230 JPY/Tsubo in this term (Fig 6). There has been no significant change in rent, and it has remained stable.

Figure4: Vacancy Overview in Kansai Area

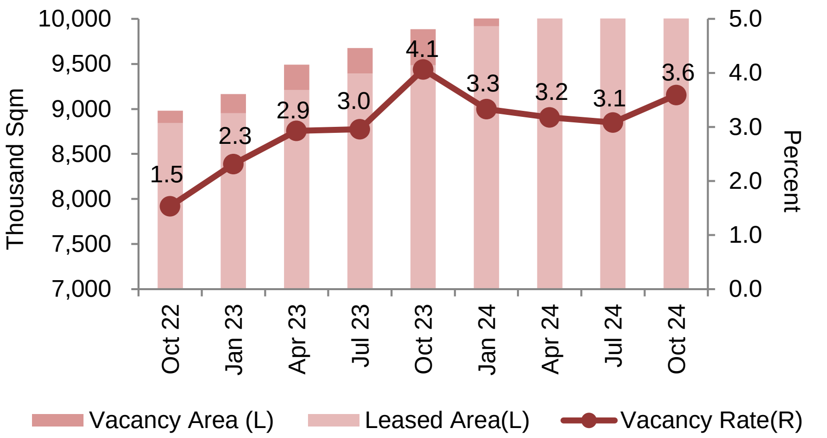


Figure5: Supply-Demand Balance in Kansai Area

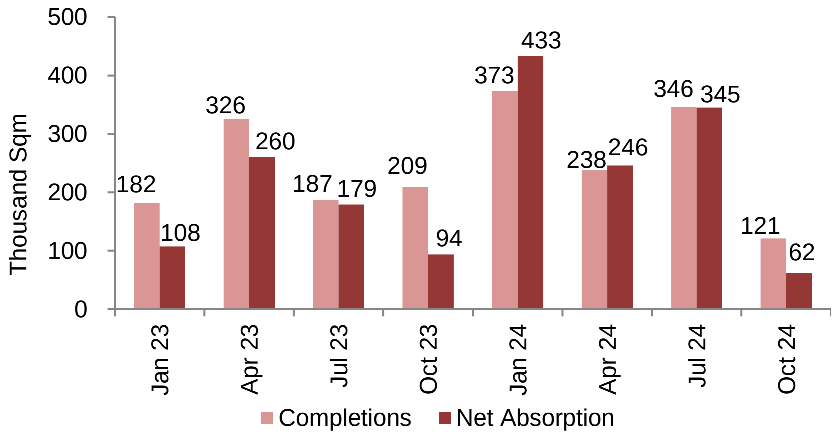
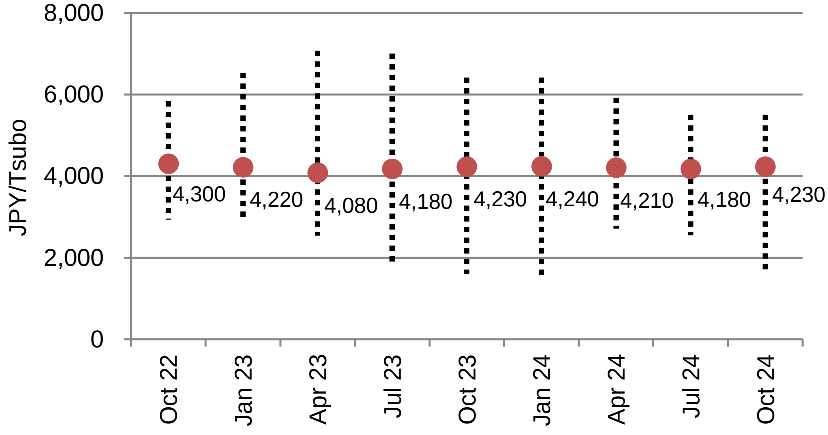


Figure6: Rent Overview in Kansai Area



Source: K.K. Ichigo Real Estate Service

Data of Greater Tokyo

	Supply and Demand						
	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	4,556	4,071	485	10.6	-	-	4,510
Oct-08	4,833	4,235	598	12.4	277	163	4,500
⋮	⋮	⋮	⋮	⋮	⋮	⋮	⋮
Jan-22	24,991	24,416	575	2.3	606	452	4,620
Apr-22	25,891	25,135	756	2.9	899	719	4,650
Jul-22	26,732	25,881	851	3.2	841	746	4,680
Oct-22	27,711	26,625	1,086	3.9	979	744	4,700
Jan-23	29,007	27,565	1,441	5.0	1,295	940	4,510
Apr-23	30,047	28,245	1,802	6.0	1,041	680	4,600
Jul-23	31,442	29,367	2,076	6.6	1,395	1,121	4,520
Oct-23	31,861	29,614	2,247	7.1	419	248	4,600
Jan-24	32,491	30,006	2,485	7.6	630	392	4,620
Apr-24	34,098	31,335	2,763	8.1	1,606	1,329	4,860
Jul-24	34,534	31,628	2,906	8.4	436	293	4,820
Oct-24	35,340	32,291	3,048	8.6	806	663	4,780

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	1,872	1,661	211	11.3	-	-	3,970
Oct-08	1,872	1,691	181	9.7	0	30	3,800
⋮	⋮	⋮	⋮	⋮	⋮	⋮	⋮
Jan-22	8,628	8,501	128	1.5	250	209	4,160
Apr-22	8,648	8,483	165	1.9	20	-18	4,260
Jul-22	8,791	8,595	196	2.2	143	112	4,420
Oct-22	8,982	8,844	138	1.5	191	249	4,300
Jan-23	9,164	8,952	212	2.3	182	108	4,220
Apr-23	9,490	9,212	278	2.9	326	260	4,080
Jul-23	9,677	9,391	286	3.0	187	179	4,180
Oct-23	9,886	9,484	402	4.1	209	94	4,230
Jan-24	10,260	9,918	342	3.3	373	433	4,240
Apr-24	10,497	10,164	334	3.2	238	246	4,210
Jul-24	10,843	10,509	334	3.1	346	345	4,180
Oct-24	10,964	10,570	394	3.6	121	62	4,230

You can find more data about Greater Tokyo and Kansai Area at the following URL.
https://www.ichigo-re.co.jp/wp01/wp-content/uploads/2024/11/202410_data.csv

◆ Technical Notes

- Supply-Demand Data

Greater Tokyo：

Number of Investigations: 734 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 : 223 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

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