## **Industrial Property**



| (+81) 3 5411-8336 e | info@bearlogi.jp w | www.bearlogi.jp

## Japan Market Rents 2010

# 2 Northern Kanto Inland Area 1. Metropolitan Waterfront Area 2. Novement Area 3. Souvement Area 4. Sou

### Rents: Q4 2010 Greater Tokyo

## There are the Control of the Control

Rents: Q4 2010 Greater Nagoya



Rents: Q4 2010 Greater Osaka

### **Market Rents**

**Greater Tokyo:** A large fall in rents of between 5-20% was recorded in the greater Tokyo area from the peak in the third quarter of 2007. However, the gradual economic recovery and lack of large-scale warehouse space means that rent levels have bottomed in and around the popular metropolitan areas. This is partly as a result of a boost in demand for space from tenants taking advantage of lower rents and consoldiating to reduce costs. New demand was approximately 600,000 sqm last year.

**Greater Nagoya:** With the downturn in the auto industry Nagoya was severely impacted with demand and rents suffering 5-10% more than Tokyo. Recent recovery in exports has improved the demand side, but rents may not recover until late 2nd quarter 2011.

**Greater Osaka:** Like Nagoya, Osaka was heavily hit by the down turn in cargo volumes though the ports of Osaka and Kobe. Given more warehouse projects were put on hold in Osaka compared to Tokyo following the financial crisis, latent demand could see rents recover reasonably quickly in Osaka, Japan's second largest city. However this recovery will depend on



t | (+81) 3 5411-8336

e | matthew.zann@bearlogi.jp

### © Copyright 2010 Bear Logi Co.,Ltd.

Information in this data sheet has been prepared in good faith, in the interests of informing the market about the general state of Japanese and Chinese industrial real estate. While we believe the information to be accurate, we make no guarantee about it. We welcome feedback on our data. It is ultimately your responsibility to independently confirm its accuracy and completeness. Any projections, opinions etc are for reference only and do not represent financial advice or the current or future performance of the market. This report should be not be reproduced without prior written permission of Bear Logi Co.Ltd.