

Chiyoda Ward

Supply for the past two years has been in the 30,000 –tsubo range, but a large increase in supply of more than 90,000 tsubo is expected in 2012, mainly in Otemachi and Marunouchi areas.

1 Marunouchi, Otemachi, Yurakucho, Uchisaiwaicho, Kasumigaseki

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	39,333	432,000
100~199tsubo	28,000	336,000
50~99tsubo	insufficient data	insufficient data
20~49tsubo	24,800	207,938

2 Kojimachi, Bancho, Hirakawacho, Kioicho, Hayabusacho, Nagatacho

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	18,283	119,500
100~199tsubo	17,874	145,035
50~99tsubo	15,964	122,008
20~49tsubo	14,119	87,002

3 Uchi-Kanda, Tacho, Tsukasacho, Mitoshirocho, Sudacho, Kajicho, Awajicho, Ogawacho, Surugacho, Jinbocho, Sarugakucho etc.

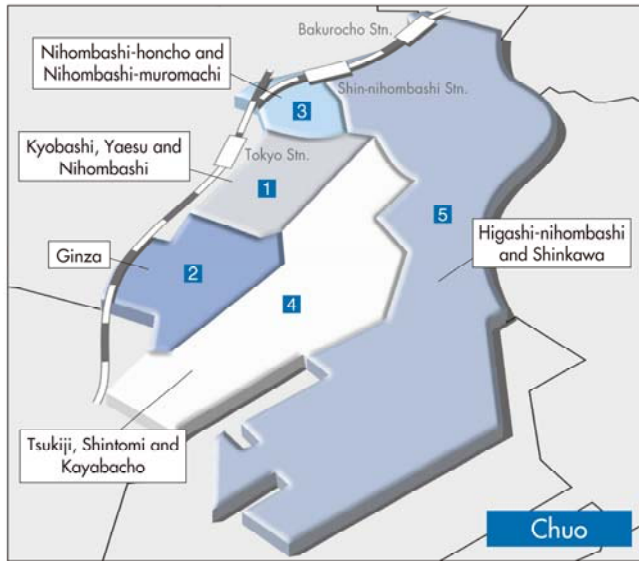
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	20,250	171,000
100~199tsubo	18,335	159,685
50~99tsubo	14,155	103,012
20~49tsubo	13,043	82,505

4 Iwamotocho, Soto-Kanda, Higashi-Kanda, Kanda-Hirakawacho, Konyacho, Izumicho, Matsunagacho, Aioicho, Sakumacho, Matsunagacho etc.

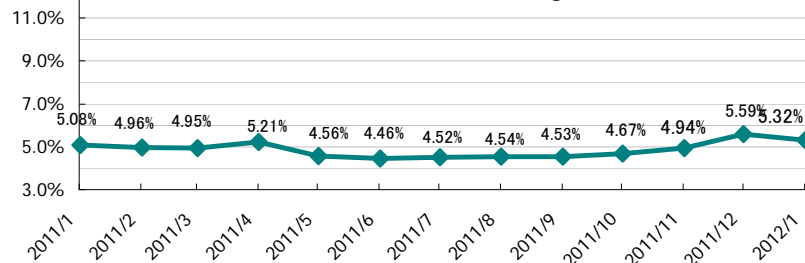
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	18,000	180,000
100~199tsubo	14,986	110,464
50~99tsubo	13,123	84,827
20~49tsubo	12,451	75,653

5 Iidabashi, Fujimi, Kudan-Kita, Kudan-Minami

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	16,000	192,000
100~199tsubo	15,781	108,717
50~99tsubo	14,388	97,436
20~49tsubo	13,381	76,807



**Vacancy Rate of Large-Scale Buildings
(Floor Plate: 200tsubo or Larger)**



Chuo Ward

From 2012 new supply will increase markedly, and particularly from 2013 supply is expected to exceed 45,000 tsubo for two years successively.

1 Kyobashi, Yaesu, Nihombashi

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	24,667	215,000
100~199tsubo	20,930	209,042
50~99tsubo	17,584	149,926
20~49tsubo	16,282	124,036

2 Ginza

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	24,200	223,000
100~199tsubo	22,622	221,704
50~99tsubo	22,008	191,093
20~49tsubo	19,692	159,694

3 Nihombashi-Honcho, Nihombashi-Muromachi, Nihombashi-Hongokucho

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	17,667	172,400
100~199tsubo	15,730	123,800
50~99tsubo	14,598	115,429
20~49tsubo	12,900	88,365

4 Tsukiji, Shintomi, Kabutocho, Hatchobori

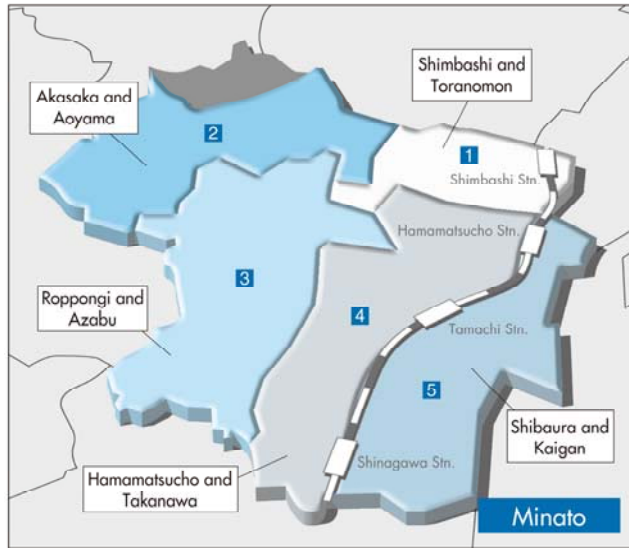
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	19,967	180,833
100~199tsubo	15,524	128,724
50~99tsubo	12,958	88,320
20~49tsubo	12,087	73,145

5 Kobunecho, Ningyocho, Kakigaracho, Hakozaicho, Odenmacho, Kodenmacho, Tsukiji, Kachidoki, Harumi, Horidomecho, Higashi-Nihombashi, Irifune, Shinkawa, Hamacho etc.

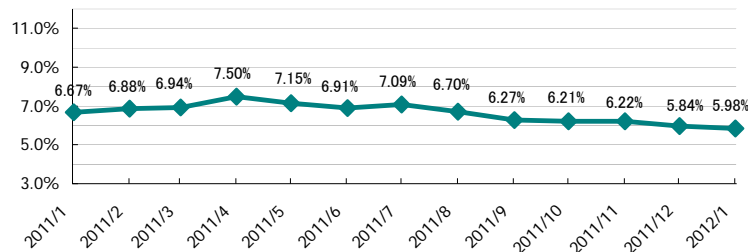
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	17,713	158,000
100~199tsubo	14,101	118,735
50~99tsubo	11,727	76,482
20~49tsubo	10,884	62,108

*'Insufficient Data' indicates less than 4 buildings was available in the area.

2012/1/13



**Vacancy Rate of Large-Scale Buildings
(Floor Plate: 200tsubo or Larger)**



Minato Ward

Supply remained at a relatively low level of 20,000–tsubo range since 2009, however large-scale urban redevelopment and reconstruction projects will be completed one after the other over the next three years and the supply volume will markedly increase.

1 Shinbashi, Higashi-Shinbashi, Nishi-Shinbashi, Toranomom, Atago

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	21,082	131,696
100~199tsubo	19,161	168,420
50~99tsubo	16,367	126,791
20~49tsubo	15,143	112,834

2 Akasaka, Moto-Akasaka, Kita-Aoyama, Minami-Aoyama

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	24,750	224,660
100~199tsubo	17,933	146,838
50~99tsubo	17,448	135,391
20~49tsubo	16,627	107,037

3 Roppongi, Nishi-Azabu, Higashi-Azabu, Minami-Azabu, Moto-Azabu, Azabudai, Azabu-Juban, Azabu-Mamianacho, Shirokane, Shirokanedai

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	17,262	156,144
100~199tsubo	17,425	128,596
50~99tsubo	15,640	102,548
20~49tsubo	15,282	92,281

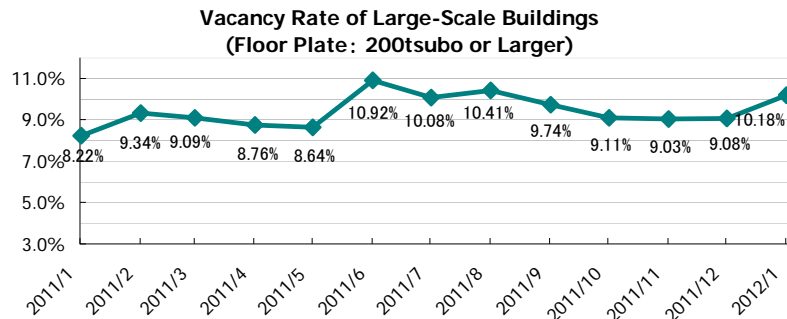
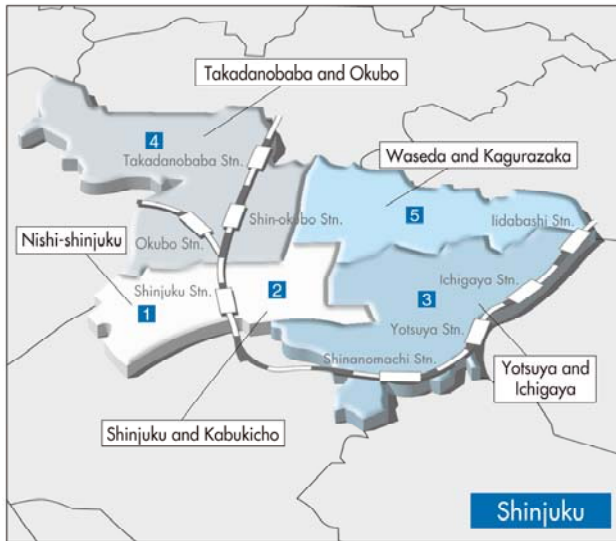
4 Hamamatsucho, Shibadaimon, Shibakoen, Shiba, Mita, Takanawa

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	17,762	152,099
100~199tsubo	15,470	121,306
50~99tsubo	14,323	105,358
20~49tsubo	12,776	79,996

5 Konan, Daiba, Shibaura, Kaigan

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	17,972	170,146
100~199tsubo	12,962	109,182
50~99tsubo	13,695	90,289
20~49tsubo	12,457	85,479

*'Insufficient Data' indicates less than 4 buildings was available in the area.



Shinjuku Ward

Large-scale development projects around Shinjuku Station continue to reach completion. New supply is expected to decline from 2013, but it is uncertain whether the current high vacancy rate for large-scale buildings will turn downward.

1 Nishi-Shinjuku

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	22,375	243,500
100~199tsubo	17,508	157,752
50~99tsubo	16,365	122,056
20~49tsubo	14,740	86,861

2 Shinjuku, Kabukicho

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	19,710	190,667
100~199tsubo	15,573	114,755
50~99tsubo	16,305	127,893
20~49tsubo	14,597	94,897

3 Yotsuya, Ichigaya, Daikyocho, Shinanomachi, Arakicho, Tomihisacho etc.

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	17,500	186,990
100~199tsubo	12,750	112,833
50~99tsubo	12,756	77,387
20~49tsubo	12,656	67,872

4 Takadanobaba, Okubo, Hyakunincho, Kita-Shinjuku etc.

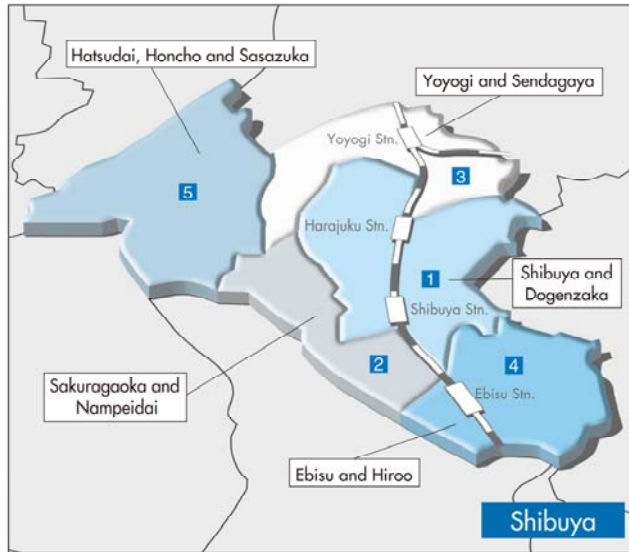
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	10,900	54,900
100~199tsubo	11,754	69,869
50~99tsubo	11,835	67,298
20~49tsubo	11,506	61,070

5 Waseda, Kagurazaka etc.

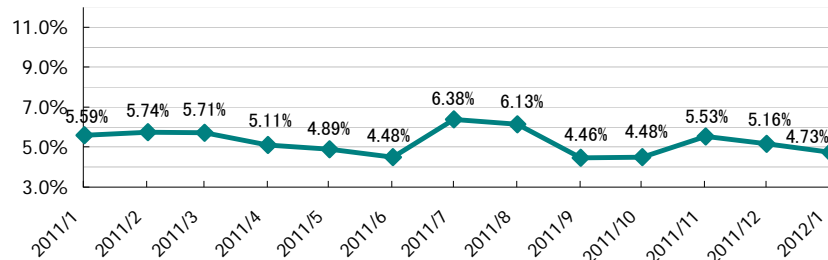
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	15,000	110,000
100~199tsubo	14,177	104,303
50~99tsubo	12,767	70,021
20~49tsubo	11,359	57,067

*'Insufficient Data' indicates less than 4 buildings was available in the area.

2012/1/13



**Vacancy Rate of Large-Scale Buildings
(Floor Plate: 200tsubo or Larger)**



Shibuya Ward

The supply volume has remained at a relatively low level: however three large-scale buildings will be completed in 2012. This will be the largest supply volume coming onto the market for the past five years.

1 Shibuya, Jingumae, Harajuku, Jinnan, Udagawacho, Dogenzaka

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	19,486	167,834
100~199tsubo	21,266	179,734
50~99tsubo	17,723	137,698
20~49tsubo	18,668	139,245

2 Sakuragaoka, Nanpeidai etc

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	25,002	267,612
100~199tsubo	19,500	180,000
50~99tsubo	16,191	101,374
20~49tsubo	15,291	92,281

3 Yoyogi, Sendagaya

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	17,500	157,000
100~199tsubo	18,988	151,613
50~99tsubo	15,619	106,451
20~49tsubo	14,824	86,794

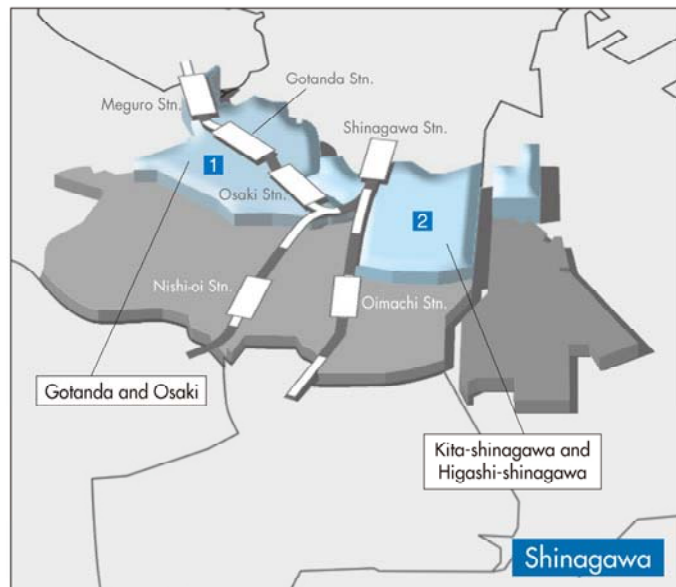
4 Ebisu, Hiroo, Daikanyama, Higashi, Sarugakucho etc.

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	insufficient data	insufficient data
100~199tsubo	21,573	202,232
50~99tsubo	16,976	125,485
20~49tsubo	16,357	103,068

5 Sasazuka, Hatsudai, Uehara, Motoyoyogi

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	15,500	150,750
100~199tsubo	14,378	81,265
50~99tsubo	13,020	65,857
20~49tsubo	12,720	59,375

*'Insufficient Data' indicates less than 4 buildings was available in the area.



1 Higashi-Gotanda, Nishi-Gotanda, Osaki, Kami-Osaki

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	18,031	176,400
100~199tsubo	15,670	120,171
50~99tsubo	14,137	104,971
20~49tsubo	13,032	80,366

2 Higashi-Shinagawa, Tennozu, Kita-Shinagawa, Minami-Shinagawa

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	18,000	144,000
100~199tsubo	14,500	107,333
50~99tsubo	11,667	56,050
20~49tsubo	9,371	44,395

Vacancy Rate of Large-Scale Buildings
(Floor Plate: 200tsubo or Larger)

