野村の仲介+ PLUS

Real Estate Market Trends

- Autumn 2025 -

Research & Consulting Department

Nomura Real Estate Solutions Co., Ltd.

NEW VALUE, REAL VALUE — N.R.E. Group

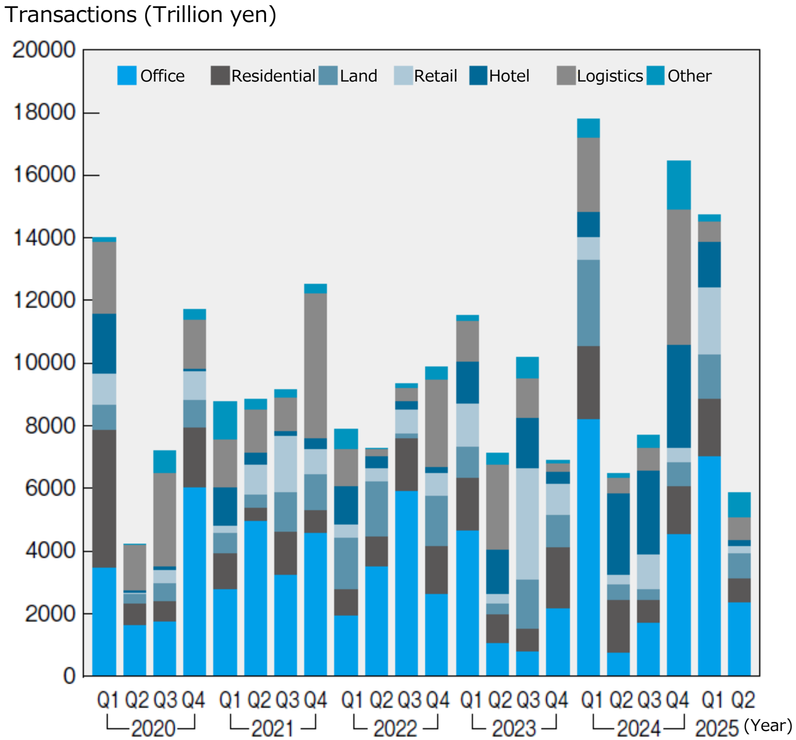
NOMURA REAL ESTATE SOLUTIONS

1. Commercial Real Estate Transactions

1 Commercial Real Estate Transactions (offices, hotels, stores, etc.)

- Real estate transactions for 2025 (January to June) was 2.08 trillion yen, a decrease of 14% compared to the same period of 2024, which set a new record. However, a high level continued to be maintained, exceeding the average of 1.9 trillion yen for this period from 2015 to 2024.
- Of note were the acquisitions by overseas investors with expectations on the rising rents in Japan. There were also many asset replacements by J-REITs (e.g. replacement exceeding 100 billion yen by JRE).

■Real estate transactions



Source: Nikkei Real Estate Market Report - Reprinted Aug. 2025

■Real estate transactions: Recent half-yearly status

Timing	Amount	Percentage increase
Jan. to Jun. 2024	**2.42 trillion yen**	**+15%**
Jan. to Jun. 2025	**2.08 trillion yen**	**-14%**

Source: Compiled by NREAM from various articles (based on month of confirmation)

■High-value real estate transactions confirmed in 2025

Name of property	Timing	Amount (inc. estimates)	Notes
Garden Terrace Kioicho	**Feb.**	**Over 400 billion yen**	**Acquired by Blackstone from Seibu Holdings; largest acquisition by an overseas investor**
Meguro Gajoen	**Mar.**	**Over 160 billion yen**	**Stake acquired by SPC of Brookfield (Canada)**
Tokyu Plaza Ginza	**Mar.**	**Over 150 billion yen**	**Acquired by Gaw Capital (Hong Kong) and Patience Capital (Singapore)**
Akasaka Park Building	**Apr.**	**80.7 billion yen**	**Acquired by Mitsubishi Estate from JRE, while JRE acquired CO･MO･RE YOTSUYA from Mitsubishi Estate**

Source: Prepared by NREAM from various articles (excerpts)
Note: Confirmed transactions only. Timing is at the time of confirmation, contract, or delivery.

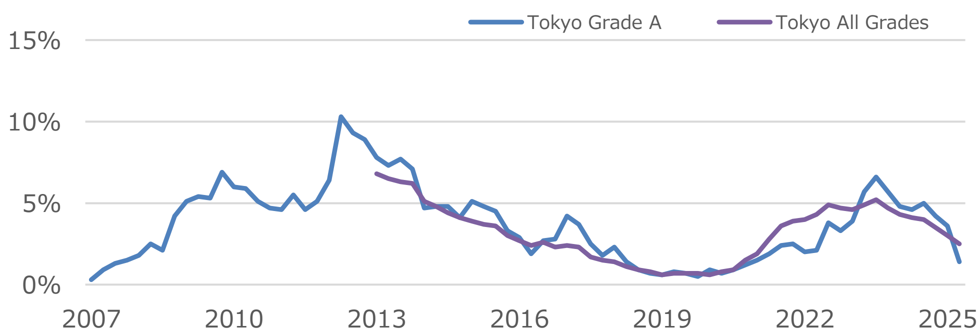
2. Offices

2-1 Office Trends in Major Cities (Tokyo)

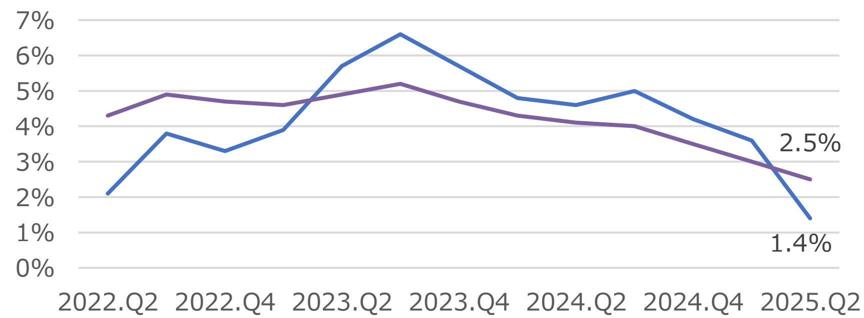
[Tokyo] The Grade A vacancy rate fell by 2.2 points q-o-q to 1.4%, and rents rose by 2.7% q-o-q to 38,450 yen per tsubo.
Grade A vacancy rate dropped significantly, while Grade A rents showed the highest growth rate among all grades and are expected to increase by 9.4% over the next year.
The vacancy rate of All Grades fell by 0.5 points q-o-q to 2.5%, and rents rose by 1.2% q-o-q to 22,310 yen per tsubo.
The vacancy rate decreased for the seventh consecutive quarter. In addition to relocation for expansion, expansion of floor space within buildings, and establishment of new branch offices due to business expansion or avoiding going back to the office, relocations for upgrading and rebuilding were seen across a wide range of industries.

Area		2024.Q3	2024.Q4	2025.Q1	2025.Q2
Tokyo Grade A	Vacancy rate (%)	5.0%	4.2%	3.6%	1.4%
	Assumed achievable rent (yen)	35,750	36,450	37,450	38,450
Tokyo All Grades	Vacancy rate (%)	4.0%	3.5%	3.0%	2.5%
	Assumed achievable rent (yen)	21,620	21,780	22,050	22,310

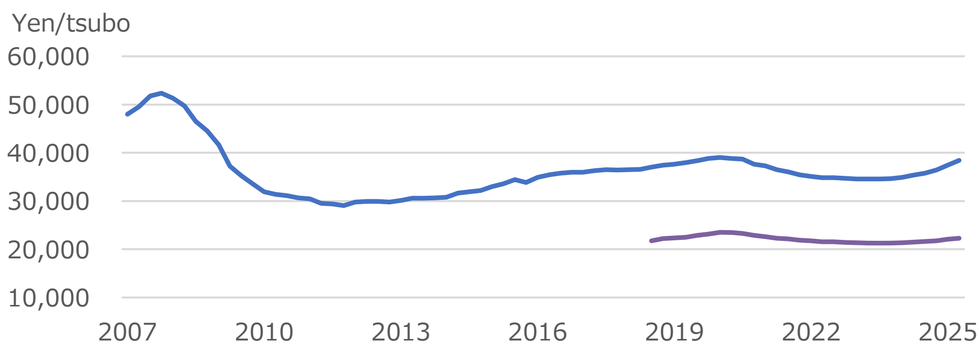
■ Vacancy rate (Long-term changes: from Q1 2007) ** Data starting from Q1 2013 for Tokyo All Grades*



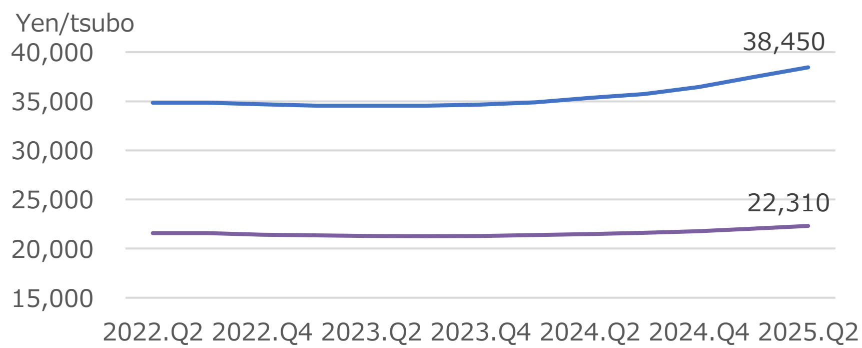
■ Vacancy rate (Short-term changes: from Q2 2022)



■ Rents (Long-term changes: from Q1 2007) ** Data starting from Q3 2018 for Tokyo All Grades*



■ Rents (Short-term changes: from Q2 2022)



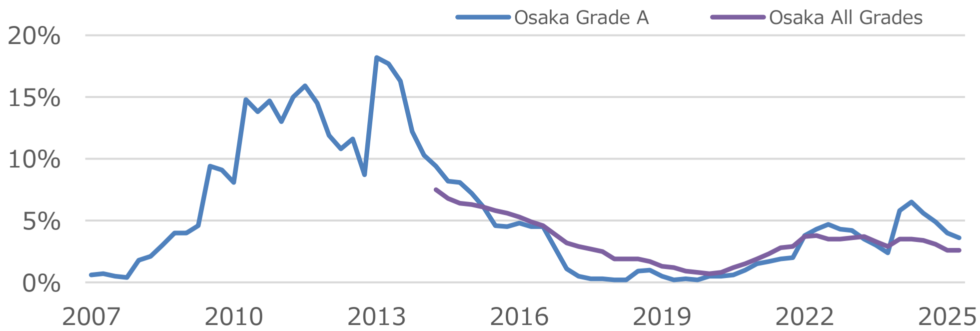
Source: Prepared by Nomura Real Estate Solutions based on "Japan Office Market View" by CBRE

2-2 Office Trends in Major Cities (Osaka)

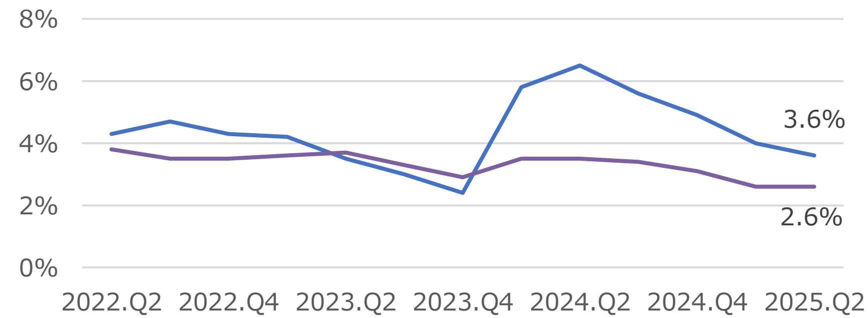
[Osaka] The Grade A vacancy rate fell by 0.4 points q-o-q to 3.6%, and rents rose by 2.2% q-o-q to 25,150 yen per tsubo.
Due to robust tenant demand, rents continue to rise steadily from the previous quarter and are forecast to increase by 5.0% over the next year.
The All Grades vacancy rate remained at 2.6% with no change q-o-q, and rents rose by 0.9% q-o-q to 14,450 yen per tsubo.
Continuing from the previous quarter, vibrant tenant movement with no bias in industry or floor area grade was seen in vacancy rates.
Rents increased in All Grades for the fourth consecutive quarter.

Area		2024.Q3	2024.Q4	2025.Q1	2025.Q2
Osaka Grade A	Vacancy rate (%)	5.6%	4.9%	4.0%	3.6%
	Assumed achievable rent (yen)	24,050	24,150	24,600	25,150
Osaka All Grades	Vacancy rate (%)	3.4%	3.1%	2.6%	2.6%
	Assumed achievable rent (yen)	14,270	14,310	14,420	14,550

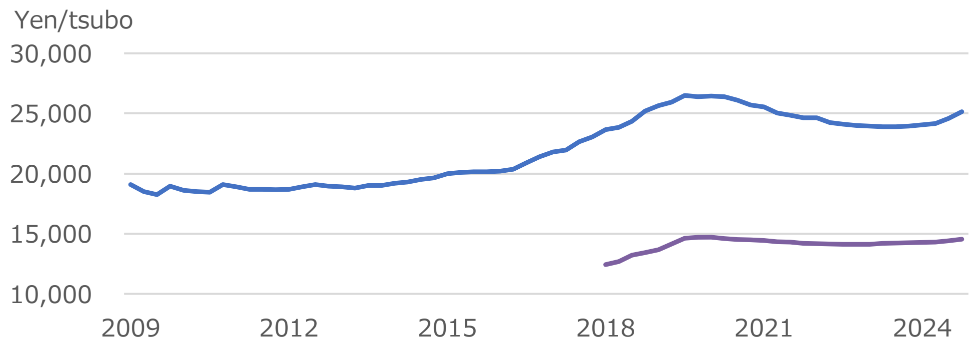
■ Vacancy rate (Long-term changes: from Q1 2007) * Data starting from *Q2 2014* for Osaka All Grades



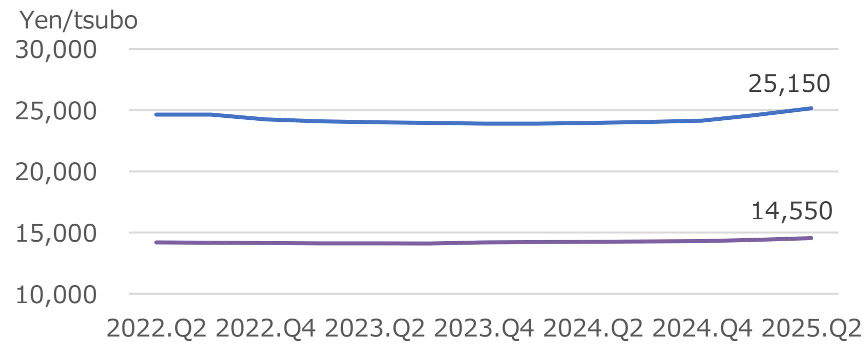
■ Vacancy rate (Short-term changes: from Q2 2022)



■ Rents (Long-term changes: from Q3 2009) * Data starting from *Q3 2018* for Osaka All Grades



■ Rents (Short-term changes: from Q2 2022)

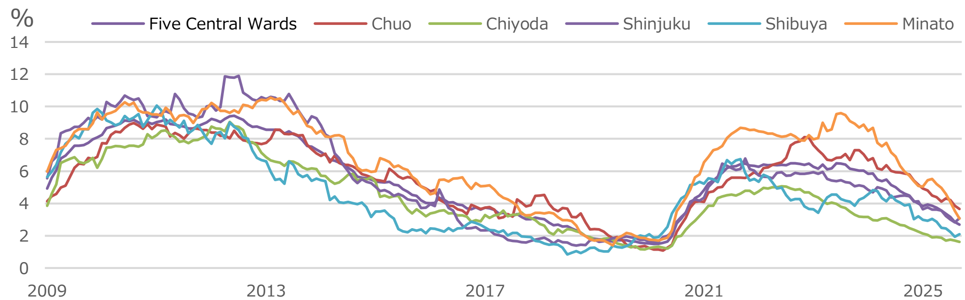


Source: Prepared by Nomura Real Estate Solutions based on "Japan Office Market View" by CBRE

2-3 Office Trends in Tokyo's Five Central Wards

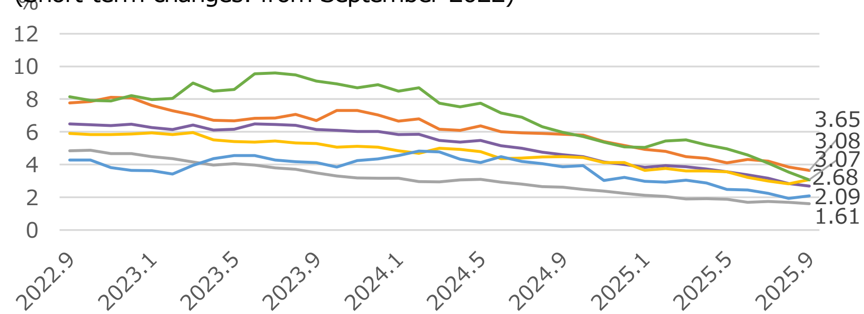
- The average vacancy rate in the five central wards of Tokyo was 2.68% as of September (down 0.17 points from August). Although there were some cancellations due to expansion or merger and integration, vacancy across the entire Tokyo business district decreased by about 14,000 tsubo in the past month, partly due to the closing of contracts for expansion of floor space within buildings and integration. For newly constructed buildings, vacancy rates remained mostly the same. This was because there was no new supply in September and there was closing of contracts for buildings less than one year old, as well as newly constructed buildings being fully occupied and four newly constructed buildings with high occupancy rates shifting to the category of existing buildings. The vacancy rates for existing buildings fell due to trends such as expansion of floor space within buildings.
- In addition to companies continuing to relocate or expand to secure/retain human resources, a reduction in WFH (introduced during the COVID-19 pandemic) and strengthened efforts to encourage employees back to the office have also contributed to a decline in vacancy rates.
- Average offered rents in the central five wards of Tokyo rose for the 20th consecutive month to 21,092 yen per tsubo as of September (up 0.31% from August).

■ Average office vacancy rates (Long-term changes: from January 2009)



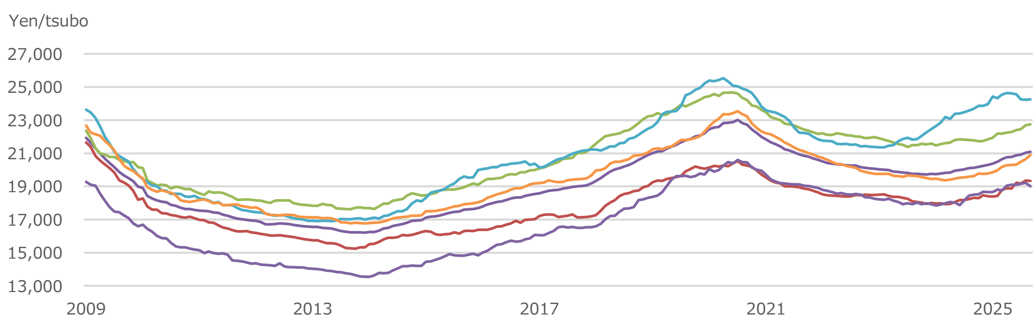
■ Average office vacancy rates

(Short-term changes: from September 2022)



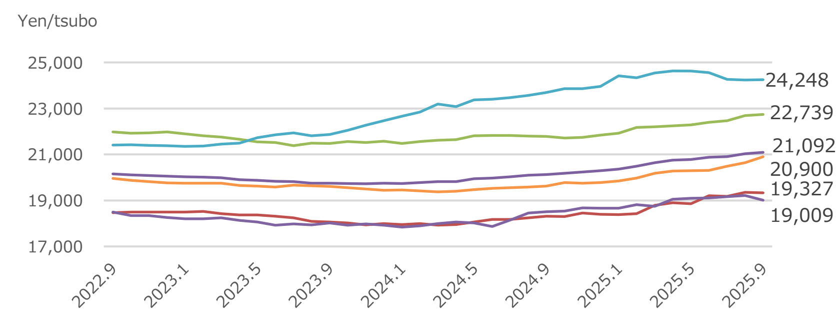
■ Average office offered rents by central wards

(Long-term changes: from January 2009)



■ Average office offered rents by central wards

(Short-term changes: from September 2022)

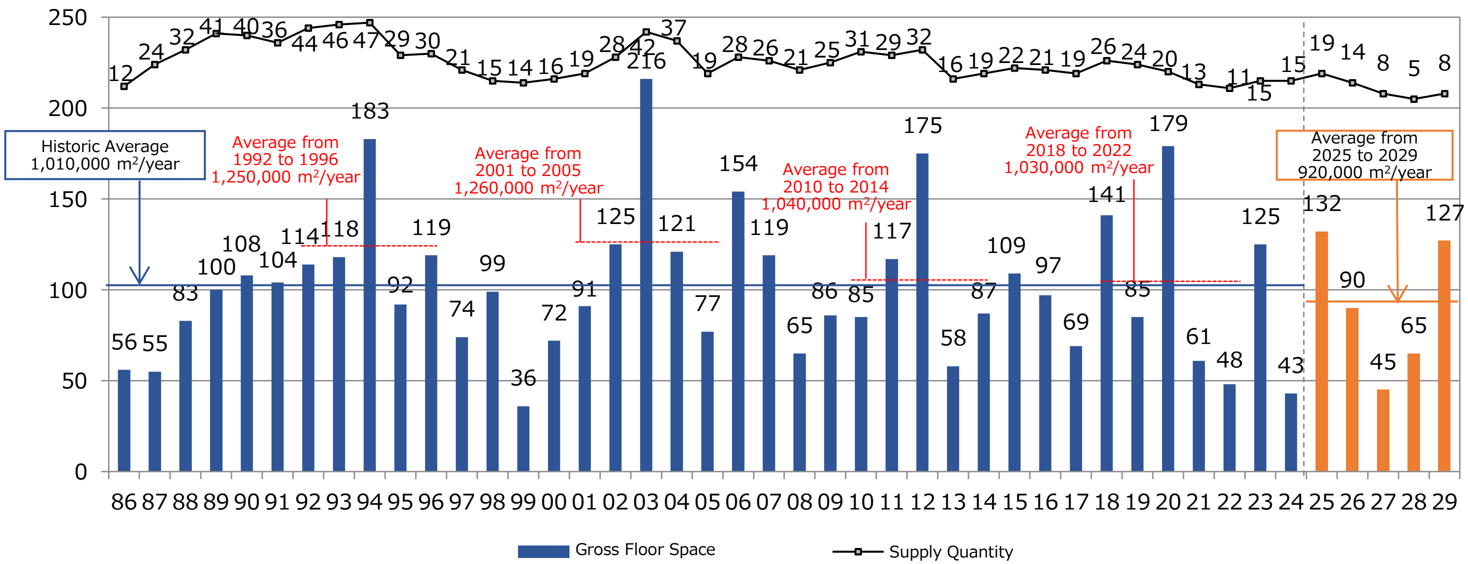


Source: Prepared by Nomura Real Estate Solutions based on data from Miki Shoji * Survey criteria for the target buildings and areas: major office buildings for rent in the Tokyo business district (five central wards of Tokyo) with standard floor area of 100 tsubo or more, five central wards of Tokyo = Chiyoda, Chuo, Minato, Shibuya and Shinjuku

2-4 Trends of Large-scale Offices in Tokyo's 23 Wards

- Regarding the supply of large office buildings in **Tokyo's 23 wards**, **the average supply over the next five years (0.92 million m²/year, 2025–2029) is expected to fall below the historical average (1.01 million m²/year, 1986–2024)**, and the impact from future supply on vacancy rates and rents in the office market is expected to be limited.
- Regarding the supply of large office buildings in **Tokyo's five central wards** (Chiyoda, Chuo, Minato, Shinjuku, and Shibuya), **the average supply in the next five years is expected to be 0.79 million m² per year, slightly below the past 10-year average (0.82 million m²/year)**. Of the supply in Tokyo's 23 wards, the supply in the five central wards will account for 86% for the next five years, around the same level as the past 10-year average (85%).
- New demand for large office buildings in **Tokyo's 23 wards** in 2024 reached 1.13 million m². This figure, similar to the previous year, surpassed 1 million m², significantly exceeding the new supply of 0.43 million m². **The vacancy rate fell sharply by 2.1 points to 3.7%, and in major business districts, by 2.9 points to 3.3%.**
- For properties supplied in 2024, approximately 90% of the supply volume was accounted for by new demand, while new demand for existing properties was about 2.4 times higher than the previous year—clearly indicating strong demand for both new and existing office buildings.

■ Large office building supply trends in **Tokyo's 23 wards**



1986-2024
(1) Properties supplied: 1,005
(2) Gross floor space: 39,460,000 m²

2025-2029
(1) Properties supplied: 54
(2) Gross floor space: 4,590,000 m²

- The survey covered office buildings with a gross floor area of 10,000 m² or more (constructed after 1986) in Tokyo's 23 wards

Source: Prepared by Nomura Real Estate Solutions based on data from Mori Building "Market Trends for Large-scale Office Buildings in Tokyo's 23 Wards in 2025"

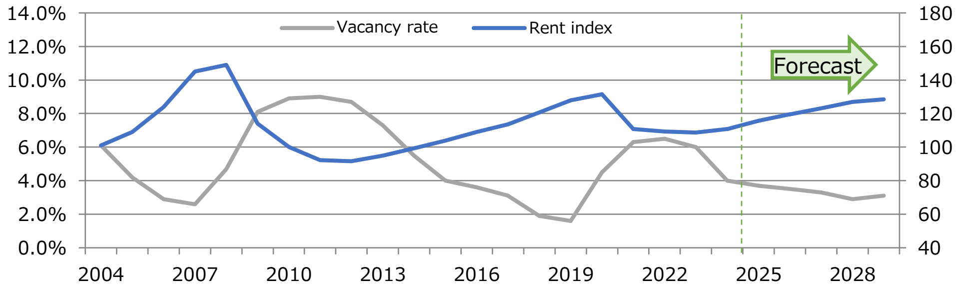
2-5 Forecasts for the Office Market in the Three Major Metropolitan Areas

Short-term forecasts for business zones (2025 to 2027)

- [Tokyo] In 2025, despite a large supply of about 500,000 tsubo, demand will continue to increase with leasing remaining strong. This will lead to a drop in vacancy rate to 3.7% and rents increasing by 4.5% compared to the previous year. From 2026 to 2027, new supply will be 200,000–300,000 tsubo, which is less than the past average. The vacancy rate will continue to decline, reaching 3.3% in 2027, and rents will continue to increase by around 3%.
- [Osaka] In 2025, a relatively high level of new supply is expected to continue, but due to sustained growth in new demand, the vacancy rate will fall to 3.3%. There will be a slightly larger increase in rents, rising by 1.3% compared to the previous year. From 2026 onwards, new supply is expected to be limited, driving the vacancy rate down to 2.3% in 2027. Rents will continue to increase by around 2% compared to the previous year, reaching 134.9 in 2027, the same level as the most recent peak in 2020.
- [Nagoya] In 2025, new supply is expected to decrease further, causing the vacancy rate to fall to 3.7%, and rents to increase by 1.1% compared to the previous year. In 2026, a large supply of about 70,000 tsubo is expected, which will slightly increase the vacancy rate to 4.2%. Rents will enter an adjustment phase, remaining almost flat but decreasing slightly. In 2027, there will be little new supply. The vacancy rate will fall again to 3.4%, with rents increasing by 0.8%.

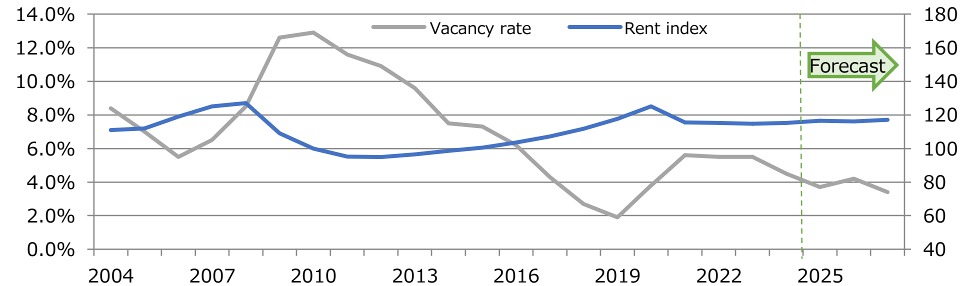
■Tokyo

	2004	2007	2010	2013	2016	2019	2022	2023	2024	2025	2026	2027	2028	2029
Rent index	101	145	100	95	109	128	109	109	111	116	120	123	127	129
Vacancy rate	6.1%	2.6%	8.9%	7.3%	3.6%	1.6%	6.5%	6.0%	4.0%	3.7%	3.5%	3.3%	2.9%	3.1%



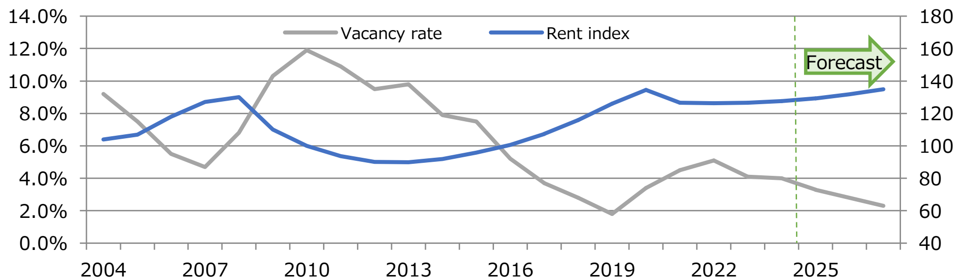
■Nagoya

	2004	2007	2010	2013	2016	2019	2022	2023	2024	2025	2026	2027
Rent index	111	125	100	96	104	118	115	115	115	117	116	117
Vacancy rate	8.4%	6.5%	12.9%	9.6%	6.2%	1.9%	5.5%	5.5%	4.5%	3.7%	4.2%	3.4%



■Osaka

	2004	2007	2010	2013	2016	2019	2022	2023	2024	2025	2026	2027
Rent index	104	127	100	90	101	126	126	127	128	129	132	135
Vacancy rate	9.2%	4.7%	11.9%	9.8%	5.2%	1.8%	5.1%	4.1%	4.0%	3.3%	2.8%	2.3%



The rent index is 100 for 2010, and the values from 2025 onward are forecast values.

Source: Prepared by Nomura Real Estate Solutions based on materials (released on May 30, 2025) from the Office Market Trends Research Committee (joint research group by Japan Real Estate Institute and Miki Shoji)

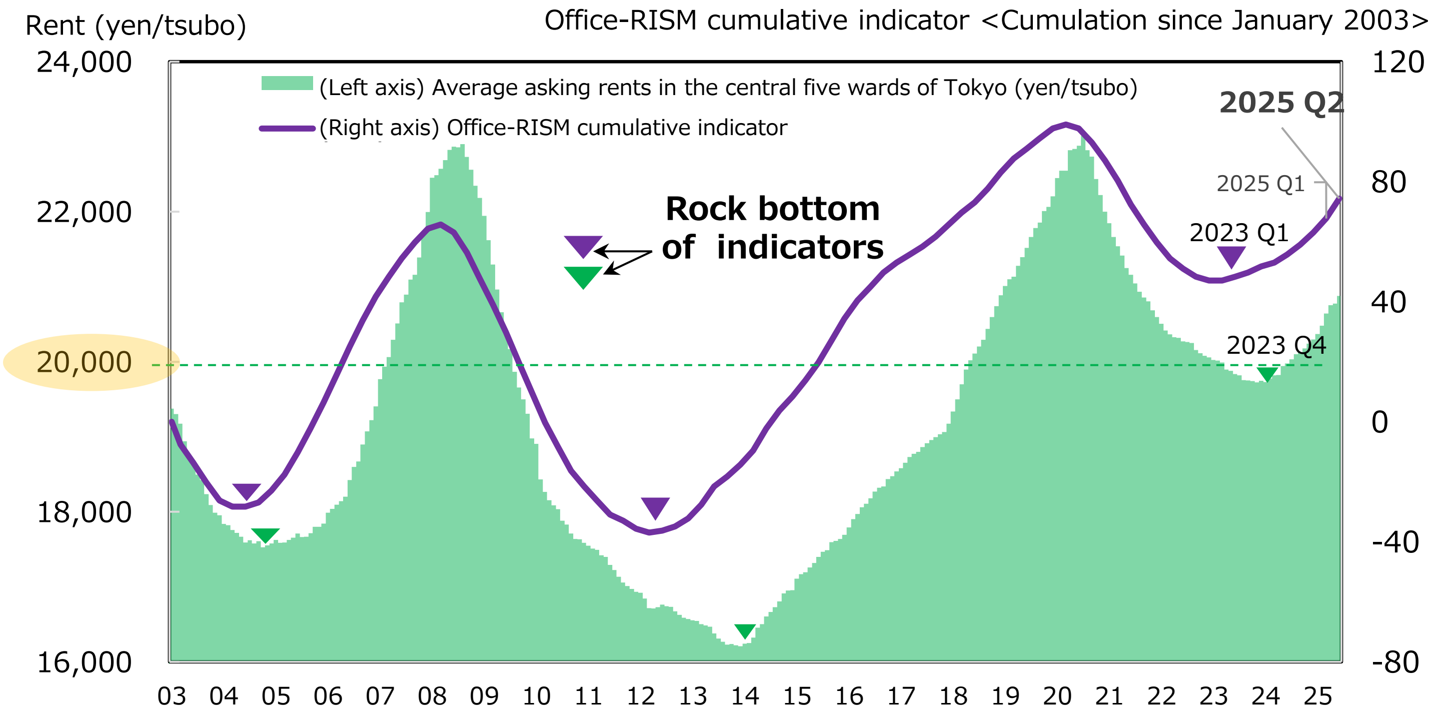
2-6 Office-RISM®* (Office leasing market indicator)

- Office-RISM (a cumulative indicator)** is a leading indicator to monitor the rent fluctuation.
- This indicator hit rock bottom in Q1 2023 and rose from there. Rents rebounded after hitting rock bottom in Q4 2023 less than a year later.
- Rents are likely to continue to rise in the future.

Office-RISM

- A unique indicator developed by Nomura Real Estate Asset Management.
- Intended to monitor and grasp the office leasing market comprehensively.
- The higher the indicator, the better the market conditions.
- The cumulative indicator comprises six indicators that show office supply and demand, business sentiment, and leasing conditions.

■ Relationship between Office-RISM and rent



* Office-RISM® is a registered trademark of Nomura Real Estate Asset Management.
** Office-RISM cumulative indicator is an adjusted metric that aggregates quarterly deviations from the baseline value of 50.

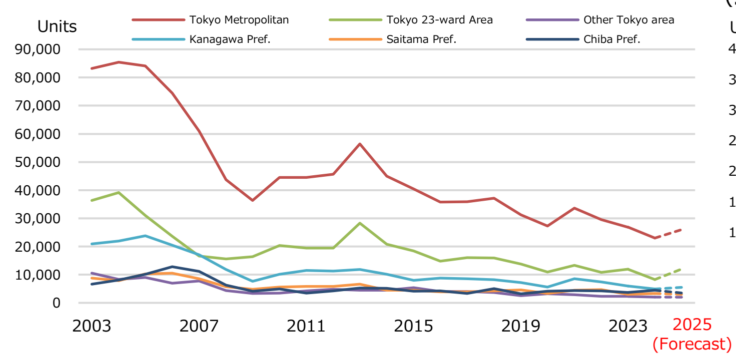
Source: Prepared by NREAM based on materials of Miki Shoji and others

3. Residential for Sale

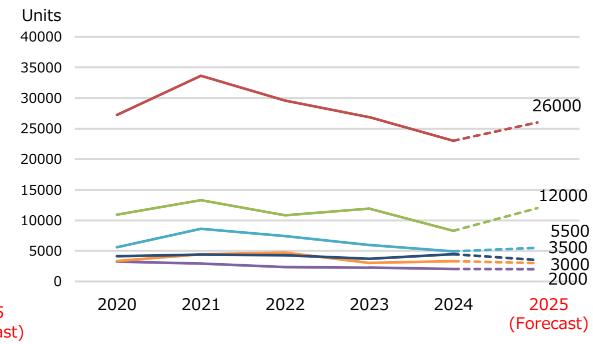
3 Supply and Price Trends of Residential for Sale in the Tokyo Metropolitan and Osaka Areas

- **[Tokyo Metropolitan Area]** The supply of residential in the Tokyo Metropolitan area in 2025 is forecast to be 26,000 units (increase by 13.0% over the previous year). The Tokyo 23 wards saw major growth. Large-scale high-rise projects in the Tokyo 23 wards continue to be popular and once again lead the market. Inventory is stable at around 5,000 units. Construction starts from April have shown significant recovery within Tokyo. Attention is on popular areas in central Tokyo and its surrounding areas. Large-scale towers lead the market in nearby areas. The impact of rising interest rates is limited, but demand in suburbs may see decline due to price hikes.
- **[Osaka Area]** The supply of residential in the Osaka area in 2025 is forecast to be 15,500 units (increase by 2.4% over the previous year). There is an increased shift to suburban areas, including high-rise and investment properties. Inventories and completed inventories continue to trend downward. Construction starts from January to October 2024 decreased 13.1% YoY. There are concerns about the impact on sale trends due to rising unit prices.

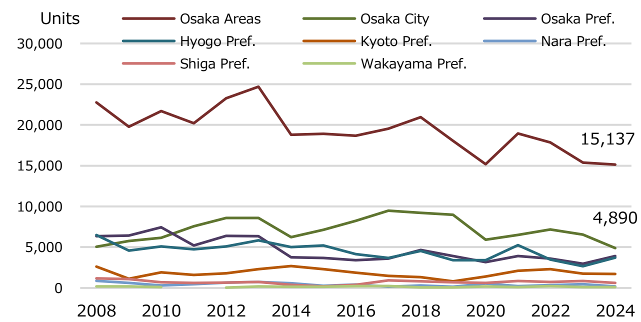
■ Supply trend: Tokyo Metropolitan Area



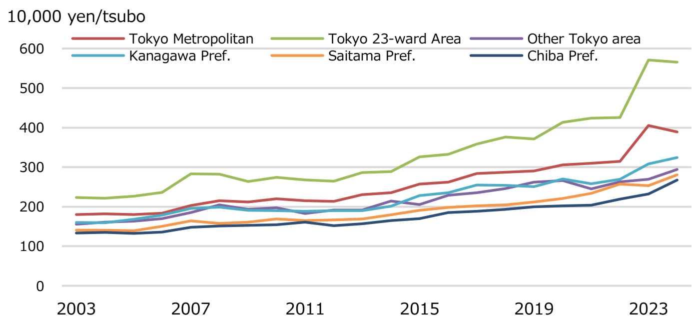
■ Supply trend: Tokyo Metropolitan Area (Short-term changes: from 2020)



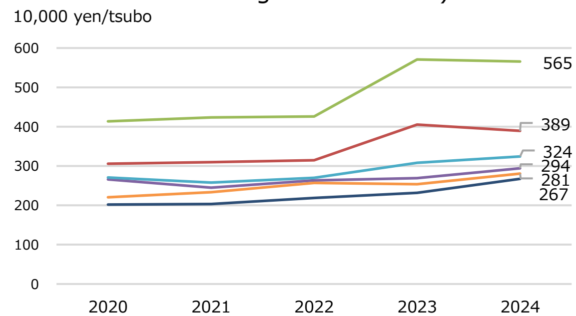
■ Supply trend: Osaka Area



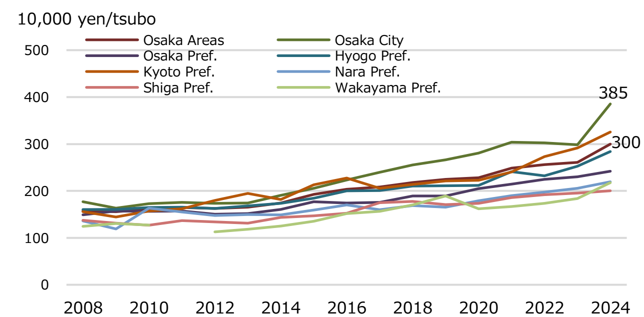
■ Price trend: Tokyo Metropolitan Area



■ Price trend: Tokyo Metropolitan Area (Short-term changes: from 2020)



■ Price trend: Osaka Area



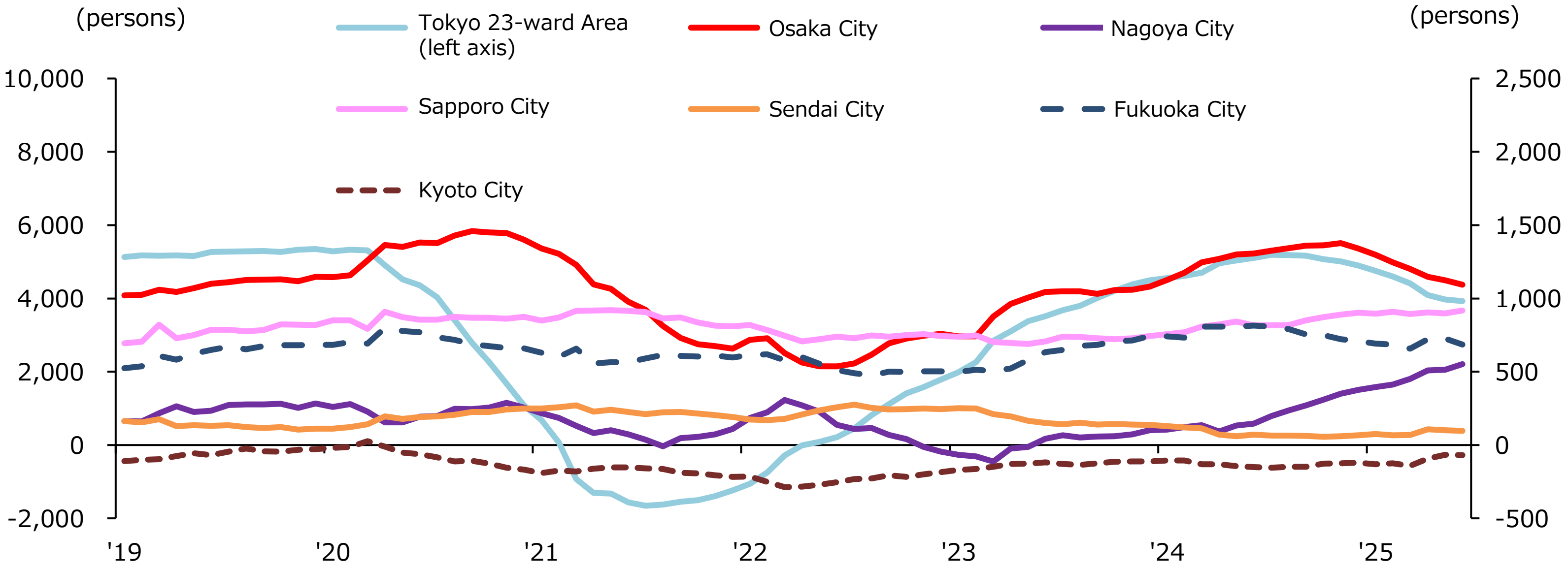
Source: Compiled by Nomura Real Estate Solutions from the "Forecast of the Condominium Market in the Tokyo Metropolitan and the Osaka Areas," "Market Trends for Condominiums in the Tokyo Metropolitan" and "Market Trends for Condominiums in the Osaka Area" published by Real Estate Economic Institute
*No supply in Wakayama Pref. in 2011

4. Residential for Rent

4-3 Trend of Residential for Rent (Net Number of Relocations by Major City)

- Net number of relocations increased in Sapporo, driven by inflows from within Hokkaido, and in Nagoya, driven by an increase in companies accepting foreigners.
- On the other hand, Sendai hardly saw any increase in relocations, and the population retention function in the Tohoku region is weakening.

■Net number of relocations by city (12-month moving average)

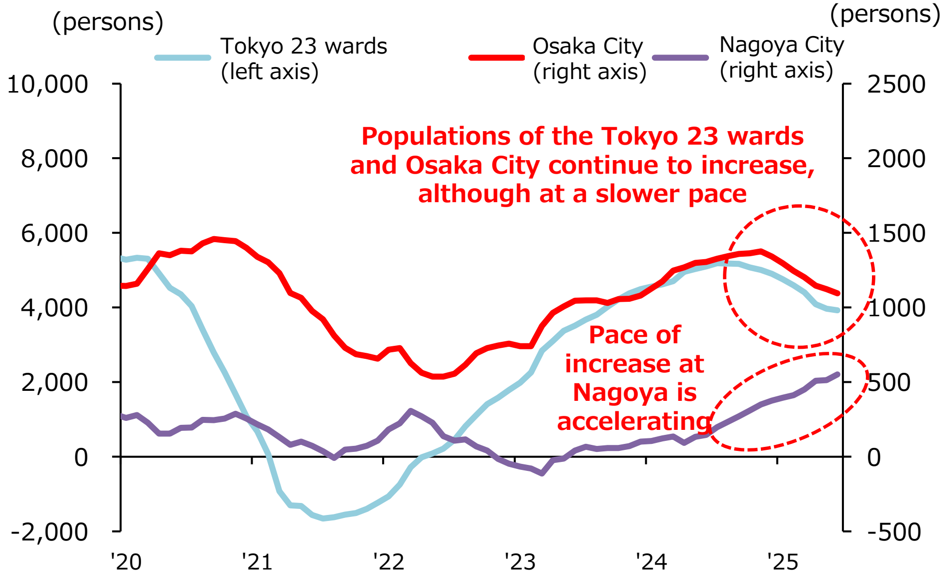


Source: Prepared by NREAM based on data from the Ministry of Internal Affairs and Communications
Note: Includes foreigners

4-4 Trend of Residential for Rent (Trend of Net Number of Relocations and Rate of Discrepancy with Past 5-year Average of New Supply)

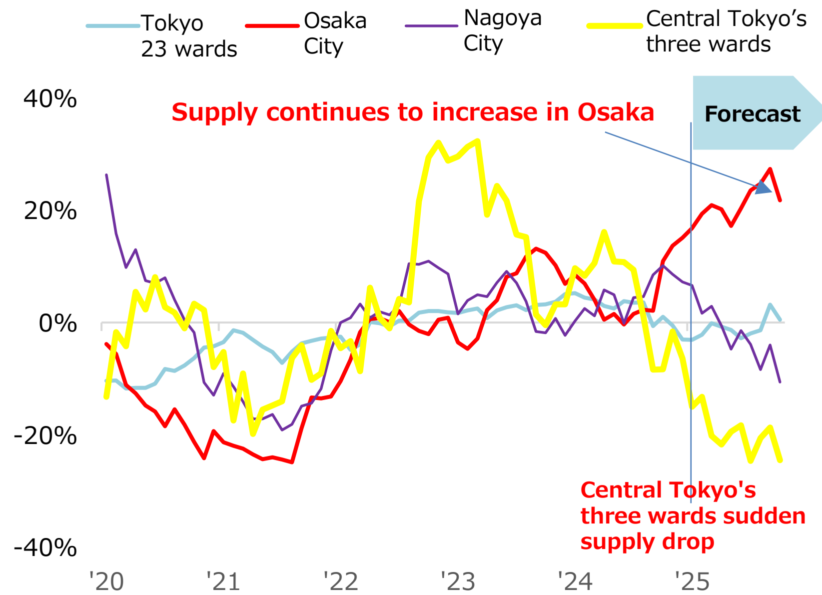
- Populations of the Tokyo 23 wards and Osaka City continue to increase, although the pace is slowing down. The pace of population increase at Nagoya City is accelerating.
- Supply in central Tokyo's three wards saw a sudden drop. On the other hand, a high level of new supply is expected in Osaka City in 2025.

■ Net number of relocations to Tokyo, Osaka, Nagoya (12-month moving average)



Source: Figures for net number of relocations prepared by NREAM based on data from the Ministry of Internal Affairs and Communications
Note: Includes foreigners

■ Trend of rate of discrepancy with past 5-year average of new supply (estimated value)



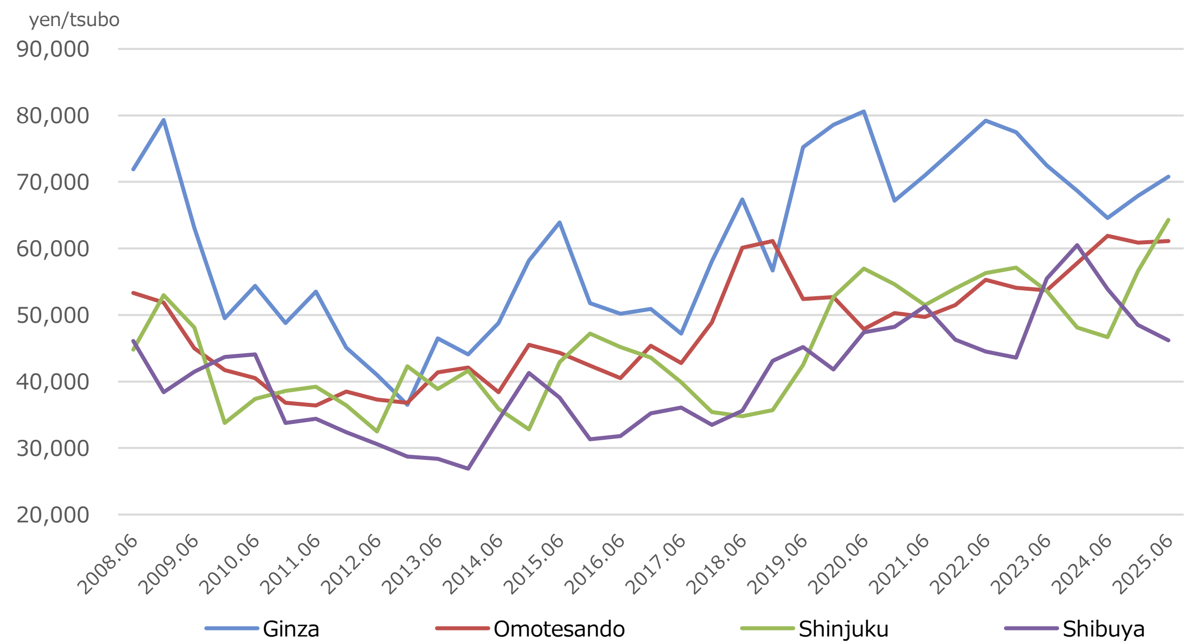
Source: Statistics for building starts from the Ministry of Land, Infrastructure, Transport and Tourism
Note: Rate of discrepancy calculated based on rental housing constructions started (units) (12-month moving average); shown with a 1-year delay taking into account the period from building start to completion

5. Retail

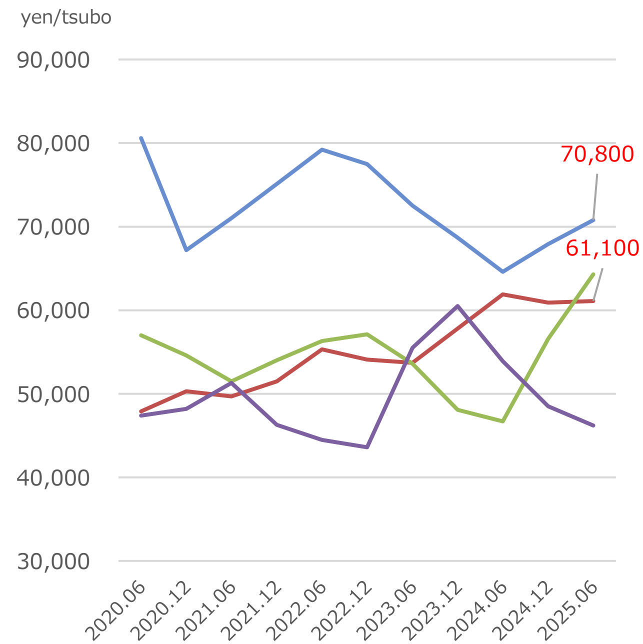
5-1 Trend of Retail (Tokyo)

- **[Ginza area]** Vacancies are declining and ground-floor rents remained high. Non-ground-floor monthly rent per tsubo also exceeded 35,000 yen. The number of inbound tourists continues to increase and rents are expected to remain high.
- **[Omotesando area]** Ground-floor offered rents remained high, gradually approaching those of Ginza. Rents differ for each street, but there is a vibrant trend of new store openings. Rents at Meiji-dori, Takeshita-dori, and Cat Street also exceeded those around 2019 and are forecast to grow gradually.
- **[Shinjuku area]** Ground-floor offered rents reached a new high, and those of other floors are also recovering. New openings of stores with strong inbound tourism demand are forecast to continue.
- **[Shibuya area]** Ground-floor offered rents were down due to fewer prime properties. The number of offers increased slightly. There were many new store openings and almost no vacancies on the main streets. Backed by inbound tourism, a good rent trend is expected to form.

■ Offered rent of ground-floor stores in Tokyo
(1st half of 2008 to 1st half of 2025)



■ Offered rent of ground-floor stores in Tokyo
(1st half of 2020 to 1st half of 2025)

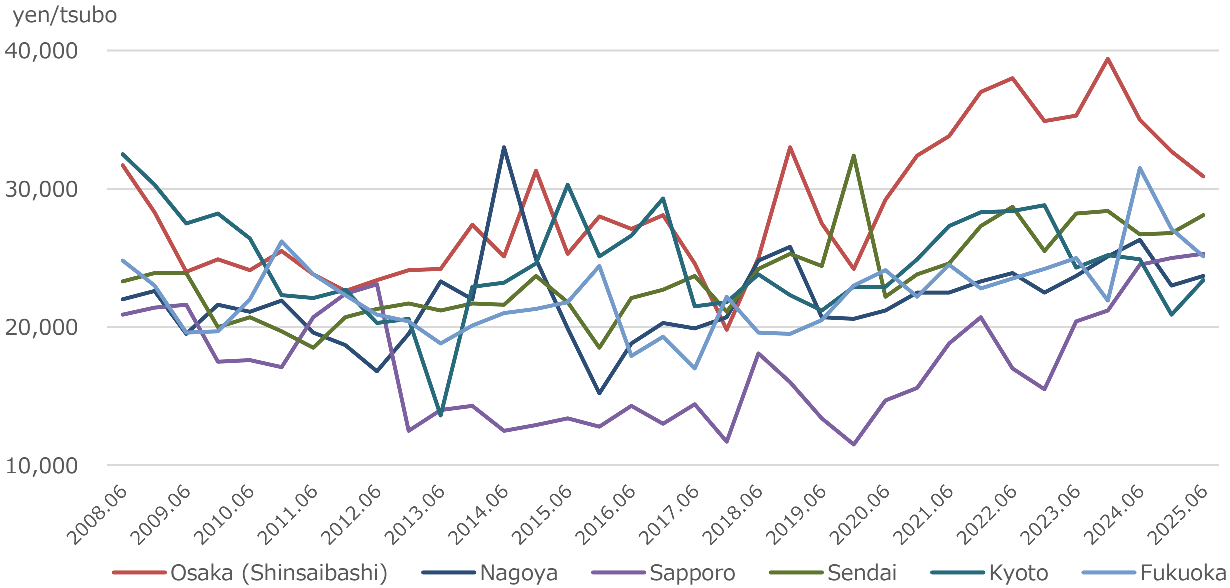


Source: "Store Rent Trends" published by Japan Real Estate Institute, BAC Urban Project and Style Act Co., Ltd.
(compiled by Nomura Real Estate Solutions)

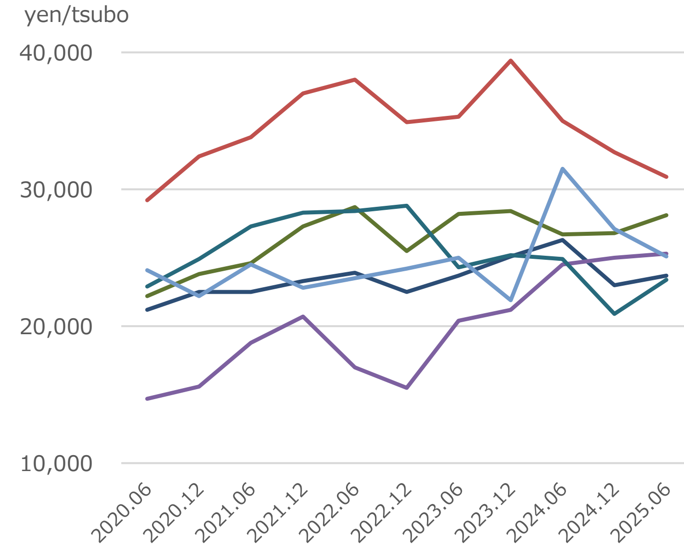
5-2 Trend of Retail （Osaka, Etc.）

- **[Osaka area]** Ground-floor rents at shopping districts, Midosuji, and Dotonbori remained high. Meanwhile, there is a polarizing trend, with slightly weaker rents at Shinsaibashi, Minamisenba, and around Amerikamura. Non-ground-floor rents remained sluggish. In place of drug stores, there is a growing number of stores for amusement, used goods, and such.
- **[Nagoya area]** The number of offers fell but Otsu-dori continued to perform strongly. Sakae crossing is increasing in presence due to redevelopment and large-scale investments.
- **[Sapporo area]** The number of offers fell. Ground-floor rents are maintaining a higher level than past trends. Backed by strong inbound tourism demand, there continues to be a strong desire to open new stores in various industries. Rents remain high, although the gap with non-ground-floor rents is widening.
- **[Sendai area]** There were no changes in the number of offers or rent. There are few specific new redevelopment plans, and rents are forecast to remain flat for the time being.
- **[Kyoto area]** Low store vacancies continue in prime areas. There are few vacancies in the areas around the main streets, and rents are forecast to rise due to competition in new store openings.
- **[Fukuoka area]** The number of offers increased with greater supply, and rents remained high. Rents are forecast to trend steadily due to inbound tourism, development, and such.

■ Nationwide trend of offered rents of stores on the ground floor (1st half of 2008 to 1st half of 2025)



■ Nationwide trend of offered rents of stores on the ground floor (1st half of 2020 to 1st half of 2025)



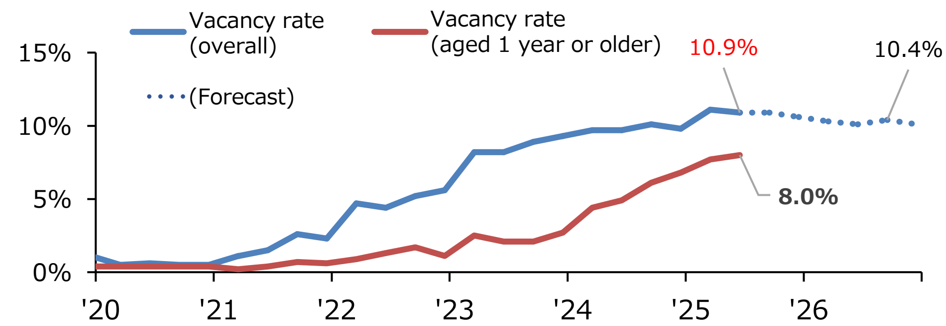
Source: "Store Rent Trends" published by Japan Real Estate Institute, BAC Urban Project and Style Act Co., Ltd. (compiled by Nomura Real Estate Solutions)

6. Logistics Facilities

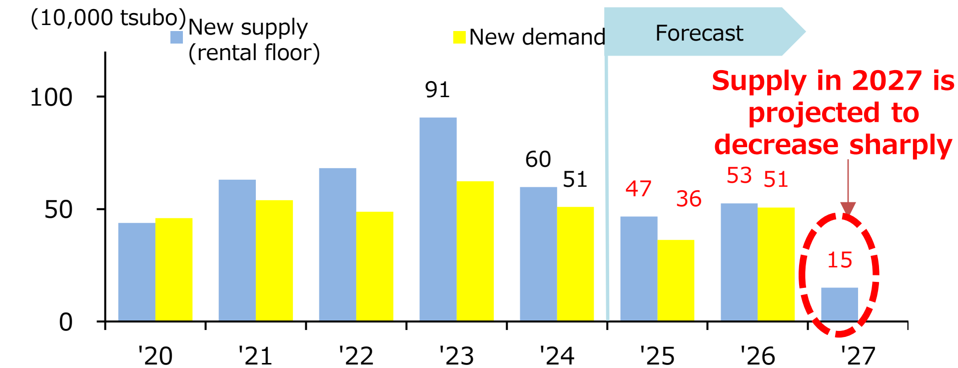
6-1 Trend of Logistics Facilities (Tokyo Metropolitan Area)

- The vacancy rate in the Tokyo Metropolitan Area was high at 10.9% (decrease of 0.2 points q-o-q).
- In recent real rent (achievable), the Ken-O Expressway area continued to see a decline, with supply exceeding demand. Other areas are on an increasing trend.
- New supply in 2027 is expected to decrease sharply due to soaring construction costs and difficulties in acquiring land.

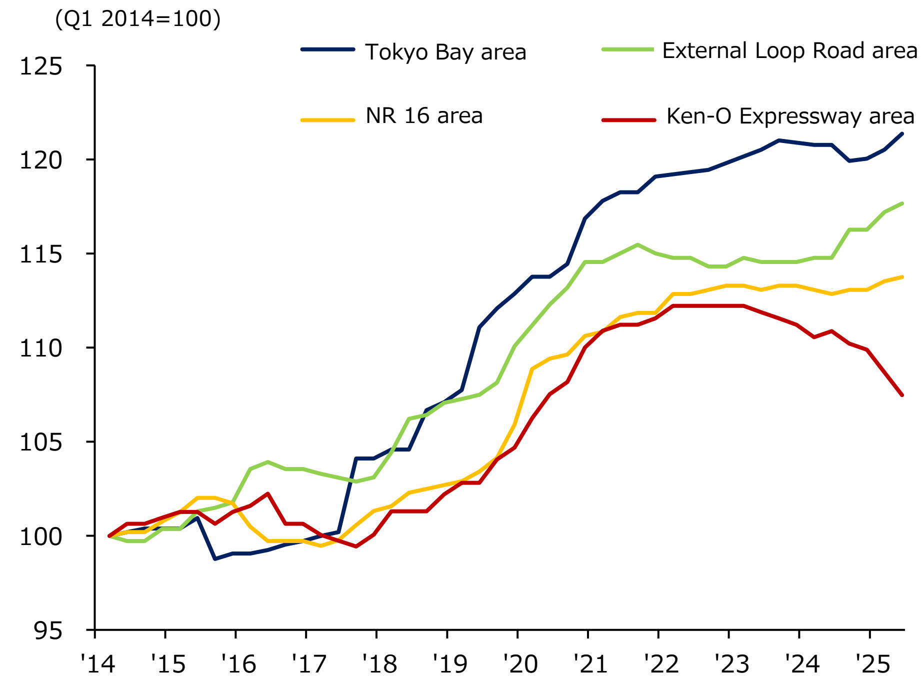
■ Trend of vacancy rate (as of December 31 of each year)



■ New supply and new demand



■ Trend of rent level Trend of real rent (achievable) level

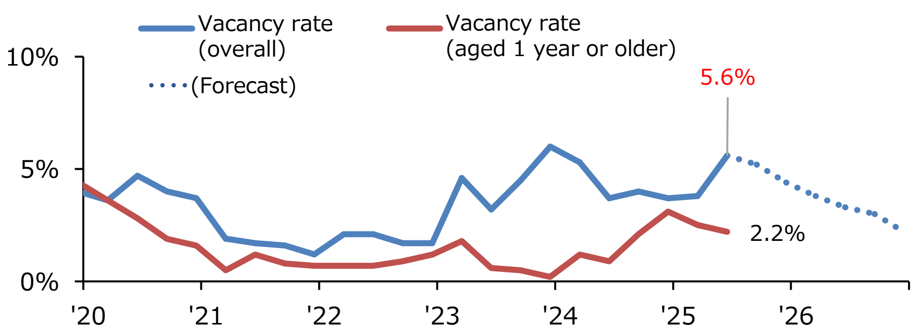


Source: Prepared by NREAM based on data from CBRE
Note: These are data on logistics facilities which have a gross floor area of at least 10,000 *tsubo* and suppose more than one tenant.

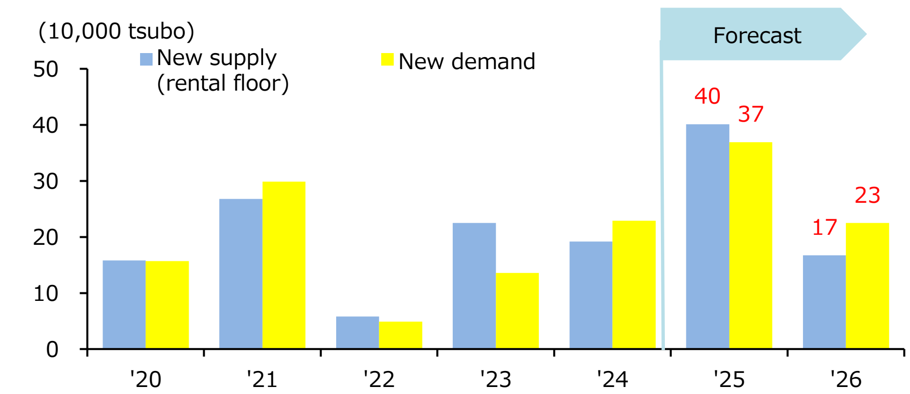
6-2 Trend of Logistics Facilities (Osaka Area)

- The vacancy rate in the Osaka area rose by 1.8 pts q-o-q to 5.6% due to a high level of supply. Meanwhile, contracts were closed smoothly in suburban locations such as Shiga and Nara Prefectures, and demand reached a new high.
- Although supply will remain high in the second half of 2025, unofficial contracts are proceeding smoothly, and the vacancy rate is expected to fall going forward.
- Recent real rent (achievable) in most areas is either rising or flat.

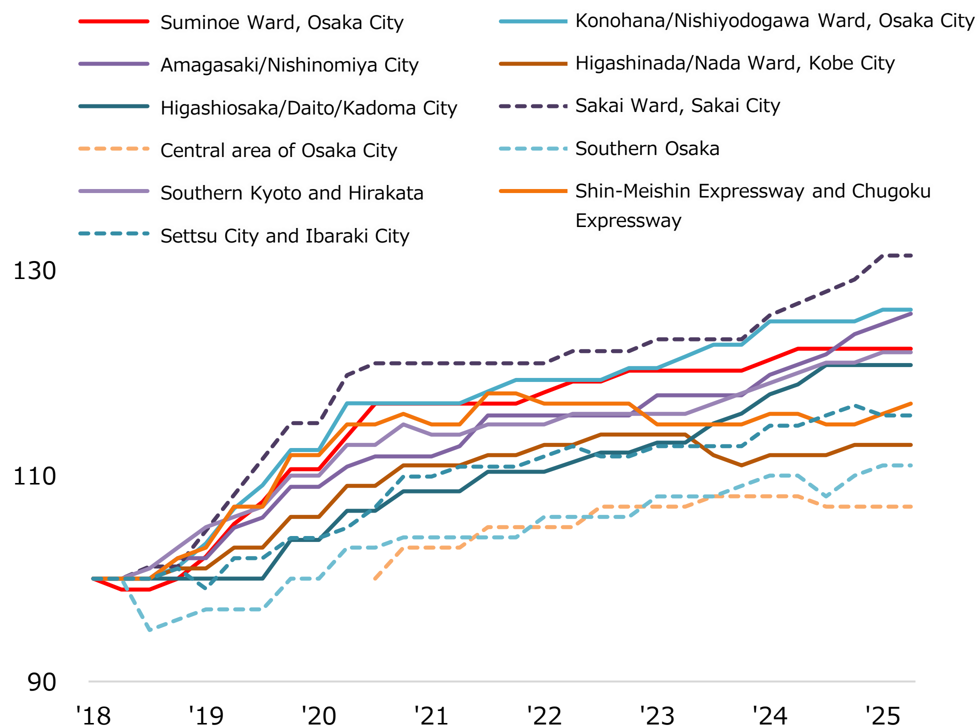
■ Trend of vacancy rate (as of December 31 of each year)



■ New supply and new demand



■ Trend of rent level (Q1 2018=100)

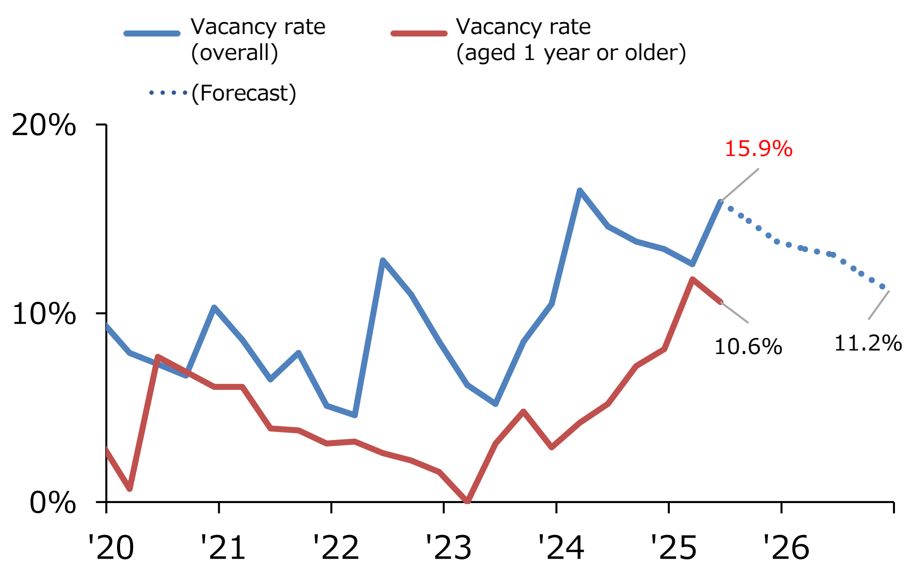


Source: Prepared by NREAM based on data from CBRE
Note: These are data on logistics facilities which have a gross floor area of at least 10,000 tsubo and suppose more than one tenant.

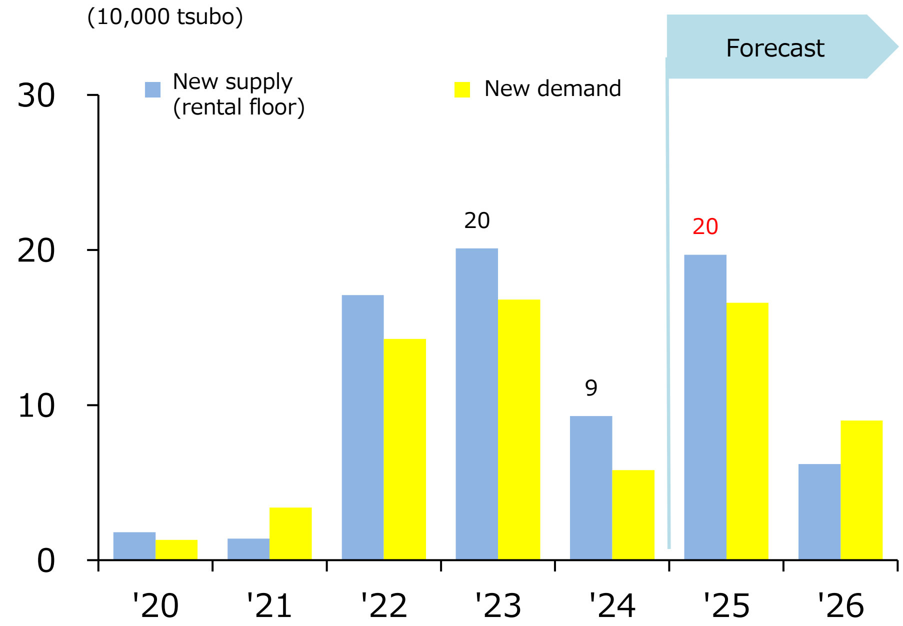
6-3 Trend of Logistics Facilities (Aichi Area)

- As the market for the Aichi area is small, the vacancy rate tends to fluctuate wildly due to new supply.
- There were a few unofficial contracts for uncompleted properties, but the vacancy rate is expected to fall due to limited supply volume in 2026.

■ Trend of vacancy rate (as of December 31 of each year)



■ New supply and new demand



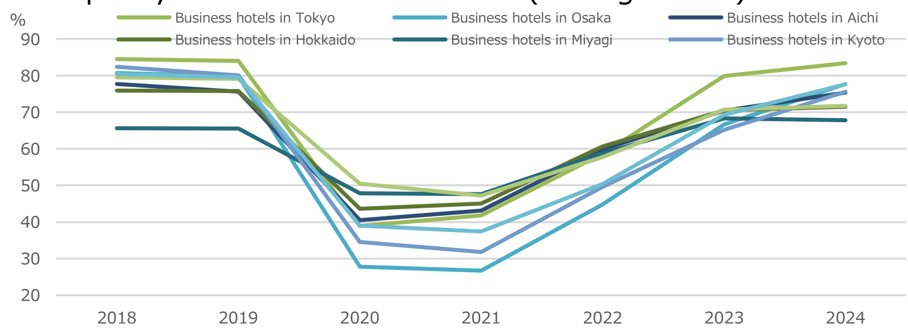
Source: Prepared by NREAM based on data from CBRE
Note: In Aichi area only, data on logistics facilities which have a gross floor area of more than 5,000 tsubo and suppose more than one tenant.

7. Hotels

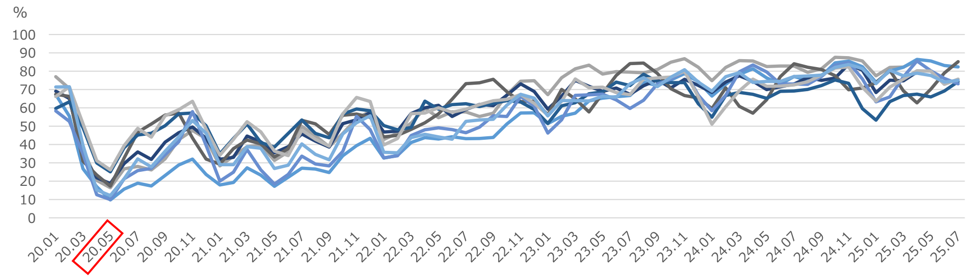
7-1 Hotel Trends (Occupancy Rates)

- The occupancy rates of hotels reached a low point in May 2020 in each of the cities surveyed and for each hotel type.
- The occupancy rates of business hotels in July 2025 were **77.3%** (78.2% in June) **in Tokyo**, 82.4% (83.1% in June) in Osaka, 75.7% (70.0% in June) in Aichi, 85.2% (79.0% in June) in Hokkaido, 74.4% (69.2% in June) in Miyagi, 73.1% (76.1% in June) in Kyoto, 75.7% (72.8% in June) in Hiroshima, and 75.0% (74.1% in June) in Fukuoka.
- The occupancy rates of city hotels in July 2025 were **73.2%** (77.1% in June) **in Tokyo**, 77.6% (81.6% in June) in Osaka, 70.3% (66.9% in June) in Aichi, 83.5% (76.2% in June) in Hokkaido, 70.1% (68.4% in June) in Miyagi, 70.1% (77.6% in June) in Kyoto, 72.9% (59.0% in June) in Hiroshima, and 64.1% (70.7% in June) in Fukuoka.

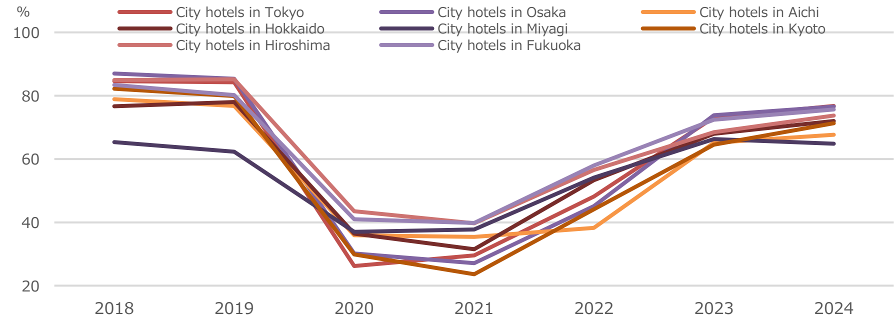
■ Occupancy rates of business hotels (through 2024)



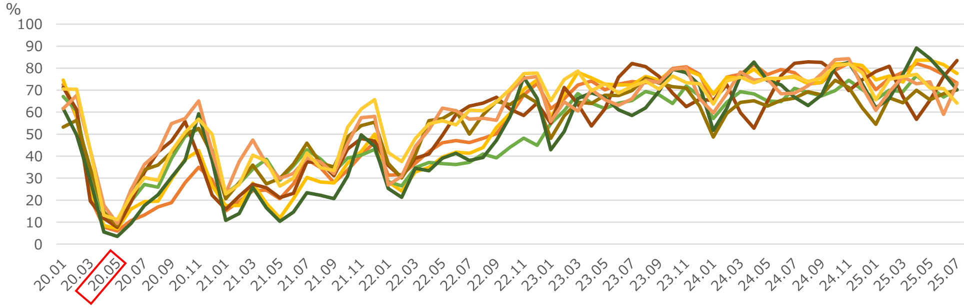
■ Occupancy rates of business hotels (2020 onward)



■ Occupancy rates of city hotels (through 2024)



■ Occupancy rates of city hotels (2020 onward)

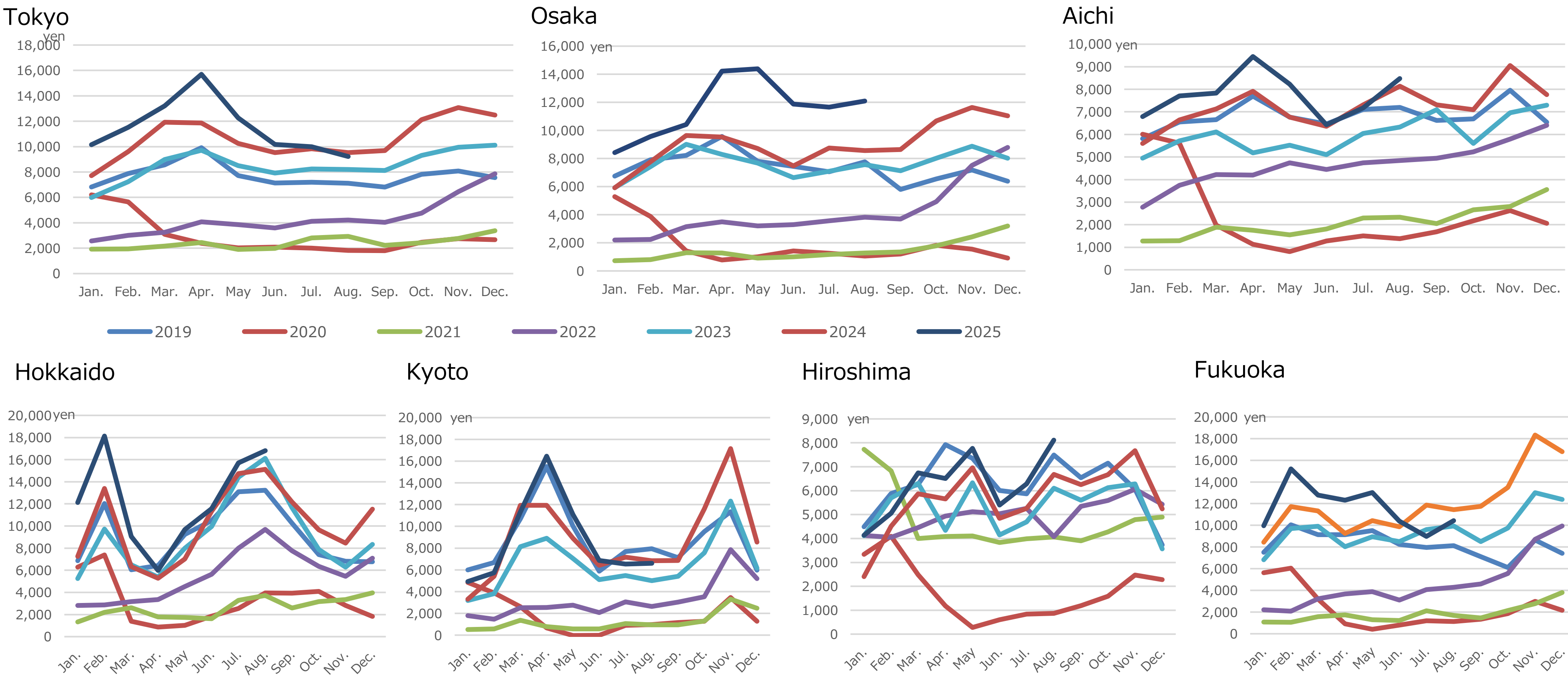


Source: MLIT Japan Tourism Agency "Overnight Travel Statistics Survey" (compiled by Nomura Real Estate Solutions)

7-2 Hotel Trends (RevPAR)

- The number of foreign visitors to Japan from January to August 2025 exceeded 28 million, a 18% increase YoY, indicating continued high tourism demand following last year's trend. While the hotel market remains strong, there are concerns about a shortage of hotels on top of the shortage of labor that has been experienced since the COVID-19 pandemic.
- Domestic accommodation demand also remained steady. **In particular, RevPAR continues to trend at a high level in Osaka due to the impact of Expo 2025 Osaka and such**.

■ RevPAR of business hotels (2019 onward)



Source: Prepared by Nomura Real Estate Solutions based on press releases from Invincible Investment Corporation and Ichigo Hotel REIT Investment Corporation, etc.

Reference:
Trend of Land Prices in High-level Use Districts of Major Cities
Rental Trends in Major International Cities

Reference: Trend of Land Prices in High-level Use Districts of Major Cities

- As same as the previous report, there were upward changes in all 80 areas, and no areas of little change and downward changes. Demand for condominiums in areas with excellent convenience and living environments was strong, and demand for stores and hotels also remained strong, resulting in increases in all residential and commercial areas for the sixth consecutive quarter (13th consecutive quarter for residential areas and sixth consecutive quarter for commercial areas).
- By change category (increase, unchanged, or decrease), 5 areas saw an increase of more than 3% and less than 6%, and 75 areas saw a less than 3% increase.

City	Area	23.7.1 ～ 23.10.1	23.10.1 ～ 24.1.1	24.1.1 ～ 24.4.1	24.4.1 ～ 24.7.1	24.7.1 ～ 24.10.1	24.10.1 ～ 25.1.1	25.1.1 ～ 25.4.1	25.4.1 ～ 25.7.1
23 wards of Tokyo	Marunouch	Unchanged (0%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)
	Ginza, Chuo	Increase (>0,<3%)	Increase (≥3%,<6%)	Increase (≥3%,<6%)	Increase (≥3%,<6%)	Increase (≥3%,<6%)	Increase (≥3%,<6%)	Increase (≥3%,<6%)	Increase (≥3%,<6%)
	Yaesu	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)
	Toranomon	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)
	Shinjuku 3-chome	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)
	Shibuya	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)
Yokohama	W Exit Yokohama Sta.	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)
Saitama	W Exit Omiya Sta.	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)
Chiba	Chiba Sta. front	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)
Sapporo	Ekimae-dori	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)

City	Area	23.7.1 ～ 23.10.1	23.10.1 ～ 24.1.1	24.1.1 ～ 24.4.1	24.4.1 ～ 24.7.1	24.7.1 ～ 24.10.1	24.10.1 ～ 25.1.1	25.1.1 ～ 25.4.1	25.4.1 ～ 25.7.1
Sendai	Chuo 1-chome	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)
Osaka	Shinsaibashi	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)
Nagoya	Mei Sta. front	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)
Kyoto	Kawara-machi	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)
Hiroshima	Kamiyacho	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)
Fukuoka	Around Hakata Sta.	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)	Increase (>0,<3%)

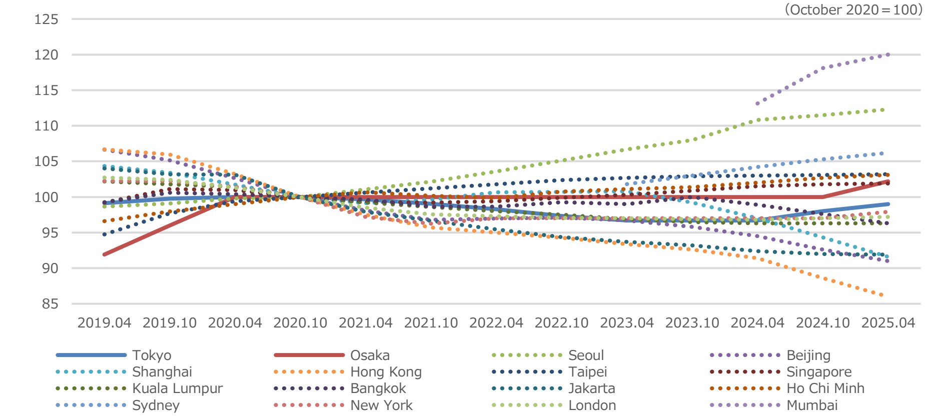
Legend
- : Increase (≥ 6%)
- : Increase (≥3%,<6%)
- : Increase (>0,<3%)
- : Unchanged (0%)
- : Decrease (≥0%,<3%)
- : Decrease (≥3%,<6%)
- : Decrease (≥6%,<9%)
- : Decrease (≥9%,<12%)
- : Decrease (≥12%)

Source: "Land value LOOK report" by the Ministry of Land, Infrastructure, Transport and Tourism (compiled by Nomura Real Estate Solutions)

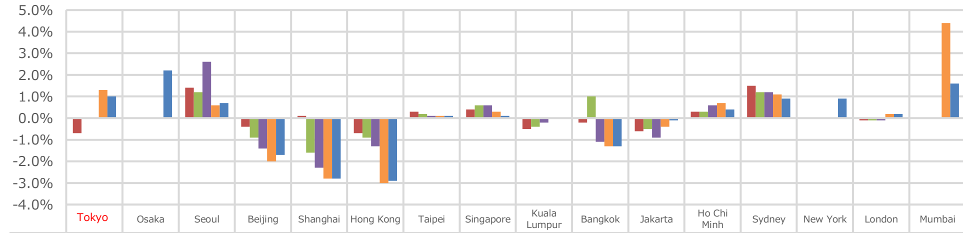
Reference: Rental Trends in Major International Cities

- **The rate of change in office rents was +1.0% in Tokyo.** The highest rate of change compared to the previous results was in Osaka. In Singapore, the rise in rents for high-spec properties, driven by a "flight to quality," has run its course, and landlords have shifted to a more flexible stance regarding rent negotiations. In Bangkok too, while the demand for relocation to high-grade buildings is strong, a rent adjustment phase continues due to considerable supply about to become available.
- Condominium rents rose the most in Sydney at +3.7%, followed by Mumbai at +3.4%. The rental market in Hong Kong is improving due to a shift in demand from ownership to rental, among others, but the increase in rent has slowed down. In Kuala Lumpur, rents are bottoming out due to reasons such as recovery in demand among foreign expatriates.

■ Changes in the office rent index

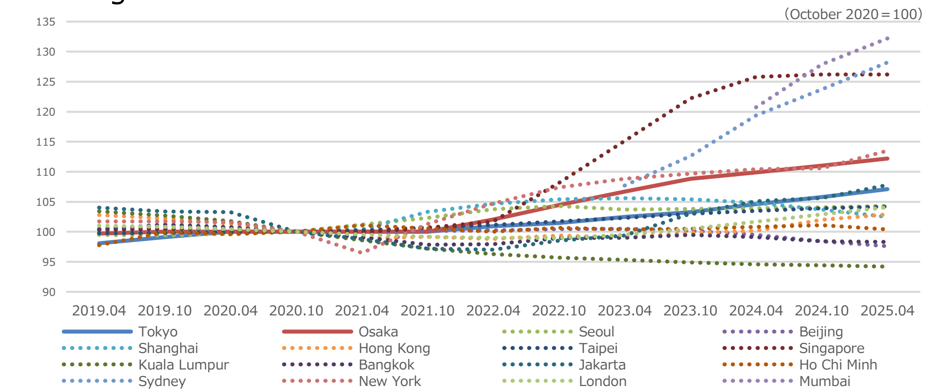


■ Volatilities of the office rent index compared to the previous results

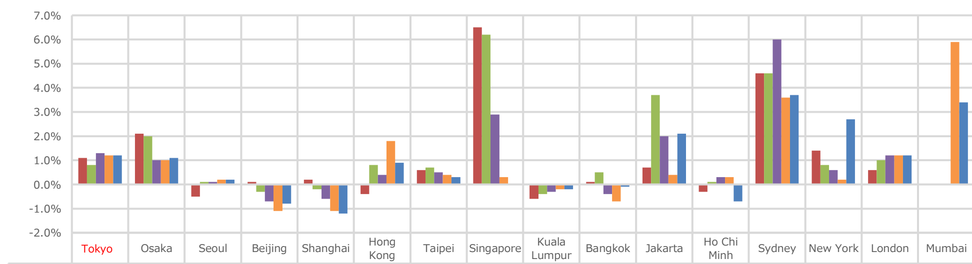


	Tokyo	Osaka	Seoul	Beijing	Shanghai	Hong Kong	Taipei	Singapore	Kuala Lumpur	Bangkok	Jakarta	Ho Chi Minh	Sydney	New York	London	Mumbai
2023.04	-0.7%	0.0%	1.4%	-0.4%	0.1%	-0.7%	0.3%	0.4%	-0.5%	-0.2%	-0.6%	0.3%	1.5%	0.0%	-0.1%	
2023.10	0.0%	0.0%	1.2%	-0.9%	-1.6%	-0.9%	0.2%	0.6%	-0.4%	1.0%	-0.5%	0.3%	1.2%	0.0%	-0.1%	
2024.04	0.0%	0.0%	2.6%	-1.4%	-2.3%	-1.3%	0.1%	0.6%	-0.2%	-1.1%	-0.9%	0.6%	1.2%	0.0%	-0.1%	
2024.10	1.3%	0.0%	0.6%	-2.0%	-2.8%	-3.0%	0.1%	0.3%	0.0%	-1.3%	-0.4%	0.7%	1.1%	0.0%	0.2%	4.4%
2025.04	1.0%	2.2%	0.7%	-1.7%	-2.8%	-2.9%	0.1%	0.1%	0.0%	-1.3%	-0.1%	0.4%	0.9%	0.9%	0.2%	1.6%

■ Changes in the residential rent index



■ Volatilities of the residential rent index compared to the previous results



	Tokyo	Osaka	Seoul	Beijing	Shanghai	Hong Kong	Taipei	Singapore	Kuala Lumpur	Bangkok	Jakarta	Ho Chi Minh	Sydney	New York	London	Mumbai
2023.04	1.1%	2.1%	-0.5%	0.1%	0.2%	-0.4%	0.6%	6.5%	-0.6%	0.1%	0.7%	-0.3%	4.6%	1.4%	0.6%	
2023.10	0.8%	2.0%	0.1%	-0.3%	-0.2%	0.8%	0.7%	6.2%	-0.4%	0.5%	3.7%	0.1%	4.6%	0.8%	1.0%	
2024.04	1.3%	1.0%	0.1%	-0.7%	-0.6%	0.4%	0.5%	2.9%	-0.3%	-0.4%	2.0%	0.3%	6.0%	0.6%	1.2%	
2024.10	1.2%	1.0%	0.2%	-1.1%	-1.1%	1.8%	0.4%	0.3%	-0.2%	-0.7%	0.4%	0.3%	3.6%	0.2%	1.2%	5.9%
2025.04	1.2%	1.1%	0.2%	-0.8%	-1.2%	0.9%	0.3%	0.0%	-0.2%	-0.1%	2.1%	-0.7%	3.7%	2.7%	1.2%	3.4%

Source: Prepared by Nomura Real Estate Solutions based on "The Indices of International Real Estate Prices and Rents" by Japan Real Estate Institute