

• LAND PRICE TRENDS •

The land prices published in 2018 showed the national average for residential land increasing for the first time in 10 years and commercial and all-usage land rising for the third consecutive year. Amid this gradual economic recovery and strong real estate demand, land prices are also increasingly recovering. In less urban areas, residential land still declined but at a slower pace than previously, and commercial land turned upward for the first time in 26 years. In this area, Sapporo, Sendai, Hiroshima and Fukuoka stand out, but this trend is spreading to other major cities.

Source: Ministry of Land, Infrastructure, Transport and Tourism

• OFFICE MARKET •

The major Japanese city office building market in 2018 was supported by active relocation and floor area expansion accompanying improved corporate performance, and many cities saw their average vacancy rates decline. In the five central wards of Tokyo, the vacancy rate dropped below 2% in November. Rents continued to rise and December's month-on-month increase broke the record for the 60th consecutive month.

Source: Miki Shoji Co., Ltd.

• HOUSING MARKET (HOUSING STARTS AND NEW APARTMENTS) •

Impacted by the drop in rental and ownership, housing starts in 2018 declined 2.3% year on year to 942,370 units, the second consecutive year of decrease. By category, owned houses fell 0.4% year on year, rental 5.5%, condominiums 3.8%, although stand-alone houses increased 3.0%, resulting in slight increase in condominium housing to keep the four-year streak going.

New condominium sales in the Tokyo metropolitan area in 2018 rose 3.4% year on year to 37,132 units, the second consecutive year of year-on-year growth, due in part to strong purchasing demand for convenient high-quality properties. However, this was the third consecutive year that supply stopped short of 40,000 units, resulting in the annual contracted rate for initial month falling six percentage points year on year to 62.1%. The Kinki region increased 7.1% to 20,958 units with an annual contracted rate for initial month of 74.5% reflecting strength in Osaka Prefecture in particular.

Source: Ministry of Land, Infrastructure, Transport and Tourism; Real Estate Economic Institute Co., Ltd.

Land Prices

History of Year-on-Year Changes in Published Land Prices (unit: %)

Study Year		1985	1990	1995	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Usage, etc.		1.7	6.6	-2.9	-6.4	-6.8	-5.8	-5.9	-5.6	-4.7	-3.2	-0.9	3.6	5.5	-4.4	-4.9	-1.7	-1.6	-0.7	0.7	0.5	0.6	0.7	1.0
Residential	Tokyo metropolitan area	3.0	56.1	-1.9	-5.2	-6.1	-6.7	-8.6	-8.8	-8.0	-5.2	-1.6	1.8	2.7	-2.0	-4.8	-2.4	-1.3	-0.9	-0.1	0.0	0.1	0.0	0.1
	Osaka metropolitan area	1.6	20.2	-4.0	-3.3	-1.8	-1.9	-4.4	-5.6	-4.9	-3.3	-1.3	1.7	2.8	-2.8	-2.5	-0.6	-0.4	0.0	1.1	0.8	0.8	0.6	0.8
	Nagoya metropolitan area	2.0	22.0	-2.8	-5.7	-5.9	-5.6	-6.5	-6.5	-5.7	-3.7	-1.2	2.8	4.3	-3.5	-4.5	-1.8	-1.3	-0.6	0.5	0.4	0.5	0.5	0.7
	3 major metropolis average	2.4	11.4	-0.3	-1.9	-2.3	-2.8	-4.0	-5.1	-5.7	-5.4	-4.2	-2.7	-1.8	-2.8	-3.8	-3.6	-3.3	-2.5	-1.5	-1.1	-0.7	-0.4	-0.1
	National average	2.2	17.0	-1.6	-3.8	-4.1	-4.2	-5.2	-5.8	-5.7	-4.6	-2.7	0.1	1.3	-3.2	-4.2	-2.7	-2.3	-1.6	-0.6	-0.4	-0.2	0.0	0.3
Commercial	Tokyo metropolitan area	7.2	4.8	-15.4	-10.1	-9.6	-8.0	-7.4	-5.8	-4.5	-2.5	1.0	9.4	12.2	-6.1	-7.3	-2.5	-1.9	-0.5	1.7	2.0	2.7	3.1	3.7
	Osaka metropolitan area	5.0	46.3	-15.3	-9.6	-11.3	-11.0	-11.3	-10.2	-8.8	-5.0	0.8	8.3	7.2	-3.3	-7.4	-3.6	-1.7	-0.5	1.4	1.5	3.3	4.1	4.7
	Nagoya metropolitan area	2.7	22.4	-12.7	-11.2	-7.3	-5.6	-8.1	-8.0	-6.0	-3.3	0.9	7.8	8.4	-5.9	-6.1	-1.2	-0.8	-0.3	1.8	1.4	2.7	2.5	3.3
	3 major metropolis average	5.8	18.6	-14.8	-10.2	-9.6	-8.3	-8.5	-7.1	-5.8	-3.2	1.0	8.9	10.4	-5.4	-7.1	-2.5	-1.6	-0.5	1.6	1.8	2.9	3.3	3.9
	National average	2.6	15.4	-5.5	-6.8	-7.0	-7.0	-8.1	-8.7	-8.7	-7.5	-5.5	-2.8	-1.4	-4.2	-5.3	-4.8	-4.3	-3.3	-2.1	-1.4	-0.5	-0.1	0.5
All usage	Tokyo metropolitan area	3.8	16.7	-10.0	-8.1	-8.0	-7.5	-8.3	-8.0	-7.4	-5.6	-2.7	2.3	3.8	-4.7	-6.1	-3.8	-3.1	-2.1	-0.5	0.0	0.9	1.4	1.9
	Osaka metropolitan area	2.4	7.2	-5.0	-7.1	-7.4	-6.4	-6.4	-5.9	-4.9	-3.2	-0.7	4.6	6.7	-4.7	-5.4	-1.9	-1.7	-0.6	0.9	0.9	1.1	1.3	1.7
	Nagoya metropolitan area	3.2	53.9	-4.0	-5.9	-6.9	-7.4	-9.1	-9.1	-8.3	-5.4	-1.4	2.7	3.4	-2.3	-5.3	-2.7	-1.5	-0.9	0.2	0.3	0.8	0.9	1.1
	3 major metropolis average	1.7	19.9	-5.6	-4.9	-3.0	-2.8	-5.3	-6.1	-5.3	-3.5	-1.0	2.8	3.8	-3.5	-3.3	-0.8	-0.6	-0.1	1.2	0.9	1.3	1.1	1.4
	National average	2.5	22.1	-4.8	-6.4	-6.6	-6.1	-6.9	-6.8	-5.9	-3.9	-0.9	3.8	5.3	-3.8	-5.0	-2.0	-1.5	-0.6	0.7	0.7	1.1	1.1	1.5
Local average		2.3	11.7	-1.2	-3.0	-3.4	-3.8	-5.0	-6.0	-6.5	-6.0	-4.6	-2.8	-1.8	-3.2	-4.2	-3.9	-3.6	-2.8	-1.7	-1.2	-0.7	-0.3	0.0
National average		2.4	16.6	-3.0	-4.6	-4.9	-4.9	-5.9	-6.4	-6.2	-5.0	-2.8	0.4	1.7	-3.5	-4.6	-3.0	-2.6	-1.8	-0.6	-0.3	0.1	0.4	0.7

Source: Public Notice of Land Prices, Ministry of Land, Infrastructure, Transport and Tourism.

Notes: 1. For each year, the change rate is the simple average of standard land price change rates since the previous year.

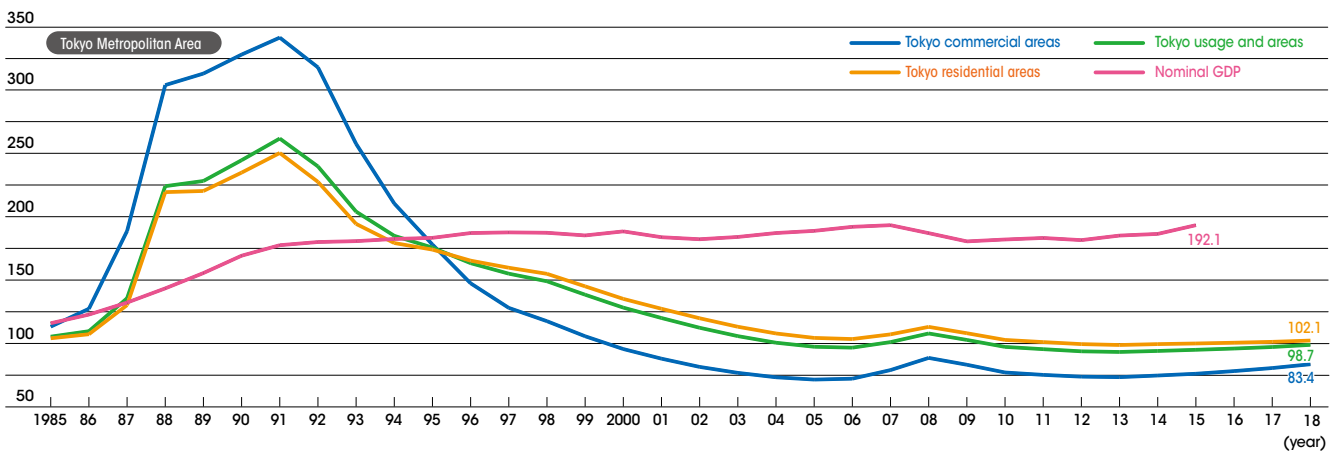
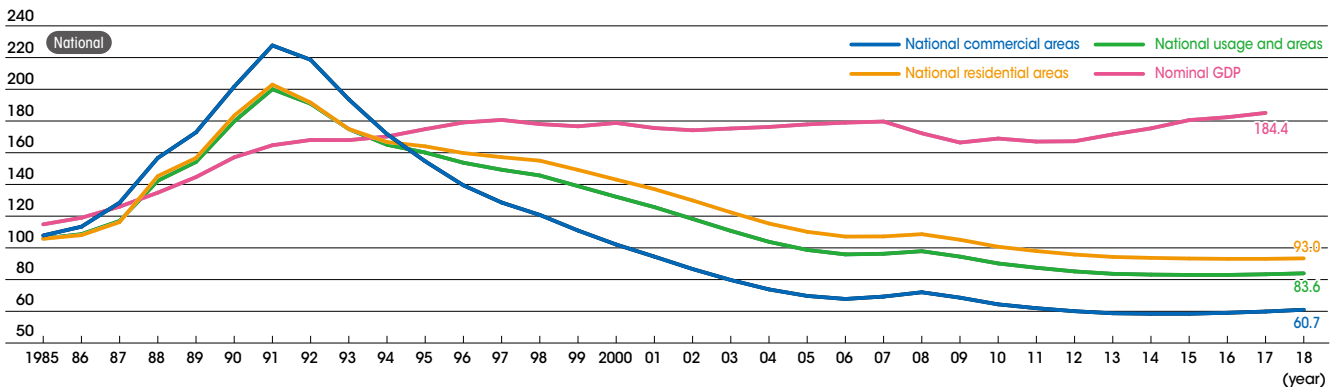
2. Land areas are divided as follows

Tokyo metropolitan area: All existing city areas and suburban improved areas according to the Tokyo Metropolitan Area Improvement Law.

Osaka metropolitan area: All existing city areas and suburban improved areas according to the Kinki Metropolitan Area Adjustment Law.

Nagoya metropolitan area: All city improvement areas according to the Chubu Metropolitan Area Adjustment Law.

History of Standard Land Price and Nominal GDP with 1983 as 100



Source: Public Notice of Land Prices by the Ministry of Land, Infrastructure, Transport and Tourism; Annual Report on National Accounts, Annual Report on Prefectural Accounts and Quarterly Estimates of GDP by the Cabinet Office.

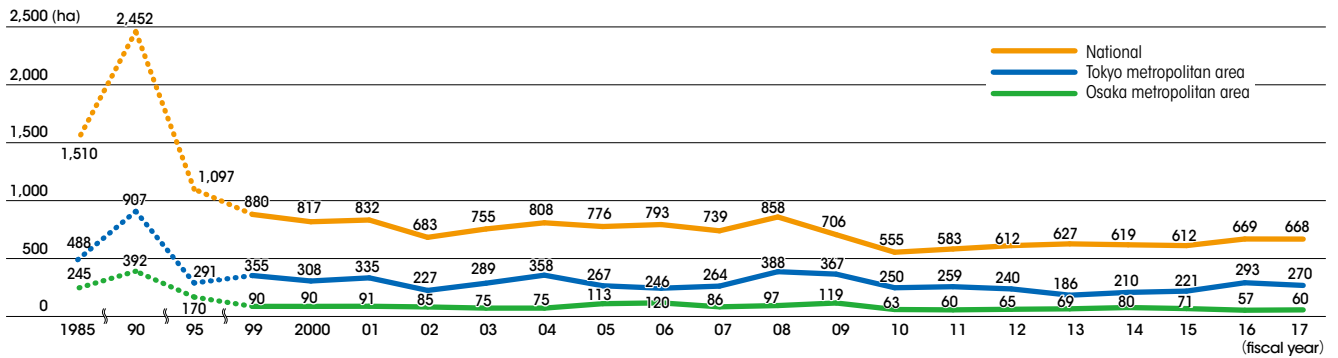
Notes: 1. The Tokyo Metropolitan Area GDP represents the sum of nominal prefectural GDP of Tokyo, Kanagawa, Saitama and Chiba Prefectures.

2. The nominal GDP and the Tokyo Metropolitan Area GDP represent figures for respective fiscal years.

3. The nominal GDP figures were calculated based on 93SNA (fixed-base method) until 1993 and based on 08SNA (chain-linking method) for 1994 and after.

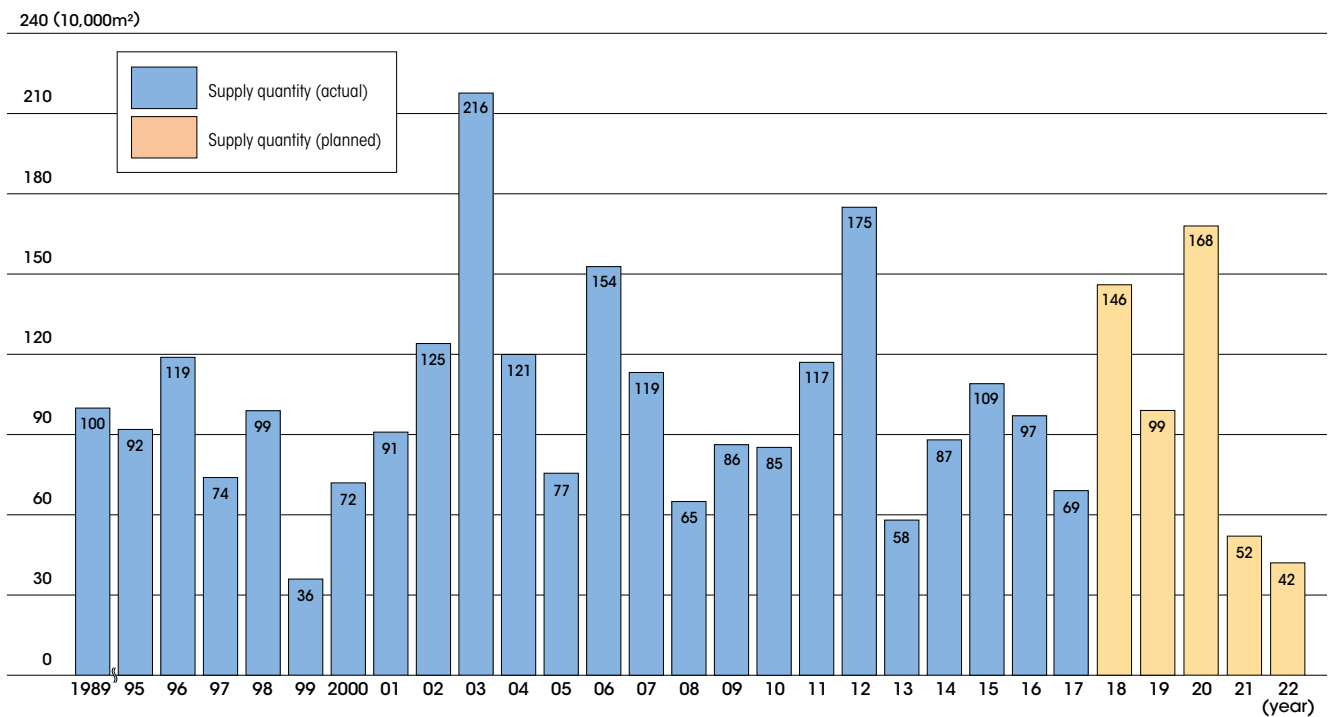
Offices

History of Floor Space for Launched Office Construction



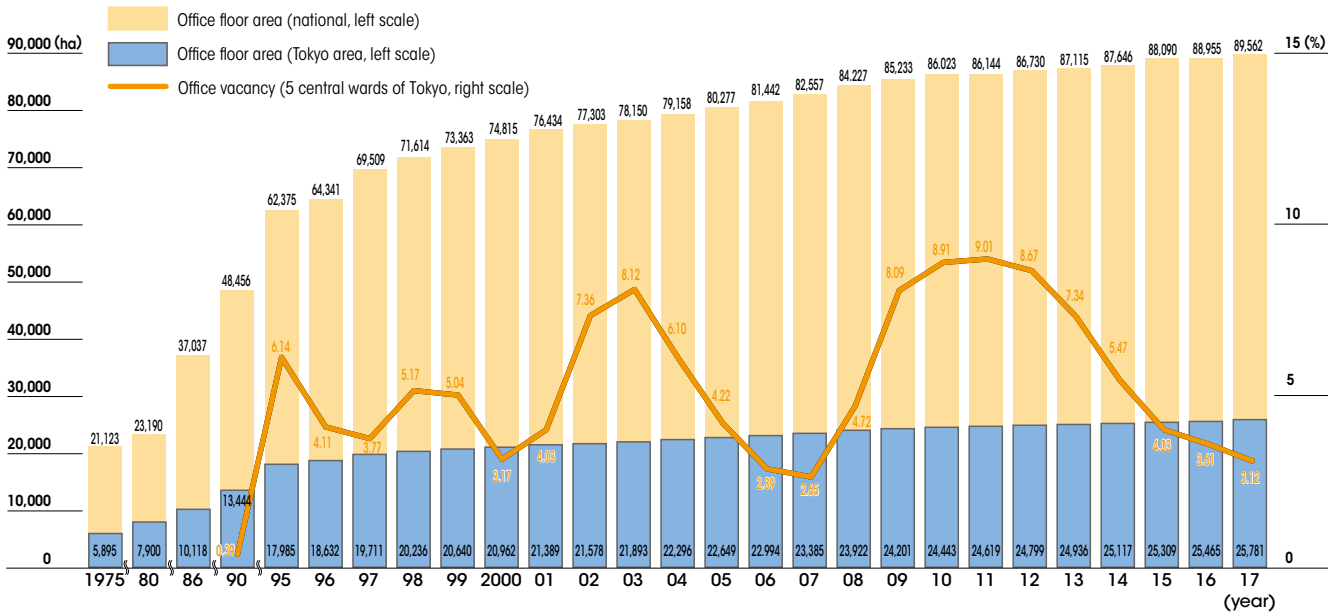
Source: Prepared using Annual Statistical Report on Building Construction by Ministry of Land, Infrastructure, Transport and Tourism.
 Notes: 1. This is a compilation of offices by usage that have filed construction reports based on Article 15-1 of the Building Standards Law.
 2. Lump presentation of the scheduled construction start month in the filed construction report.
 3. Tokyo metropolitan area: Tokyo, Kanagawa, Chiba and Saitama; Osaka metropolitan area: Osaka, Kyoto and Hyogo.

History of Supply Volume of Major Office Buildings in 23 Wards of Tokyo)



Source: Mori Building, Market Trends Survey for Large-Scale Office Buildings in Tokyo's 23 Wards (published April 2018).
 Notes: 1. Study covers new major office buildings with total office floor areas of at least 10,000m² in the 23 wards of Tokyo.
 2. Supply indicates the net supply of office floor area in major office buildings excluding that for non-office uses such as stores, residences and hotels.

History of Building Vacancy and Floor Area (Stock)



Source: Miki Shoji Co., Ltd., "Office Data," Summary of Investigation on Fixed Asset Price, etc. Issued by the Ministry of Internal Affairs and Communications.

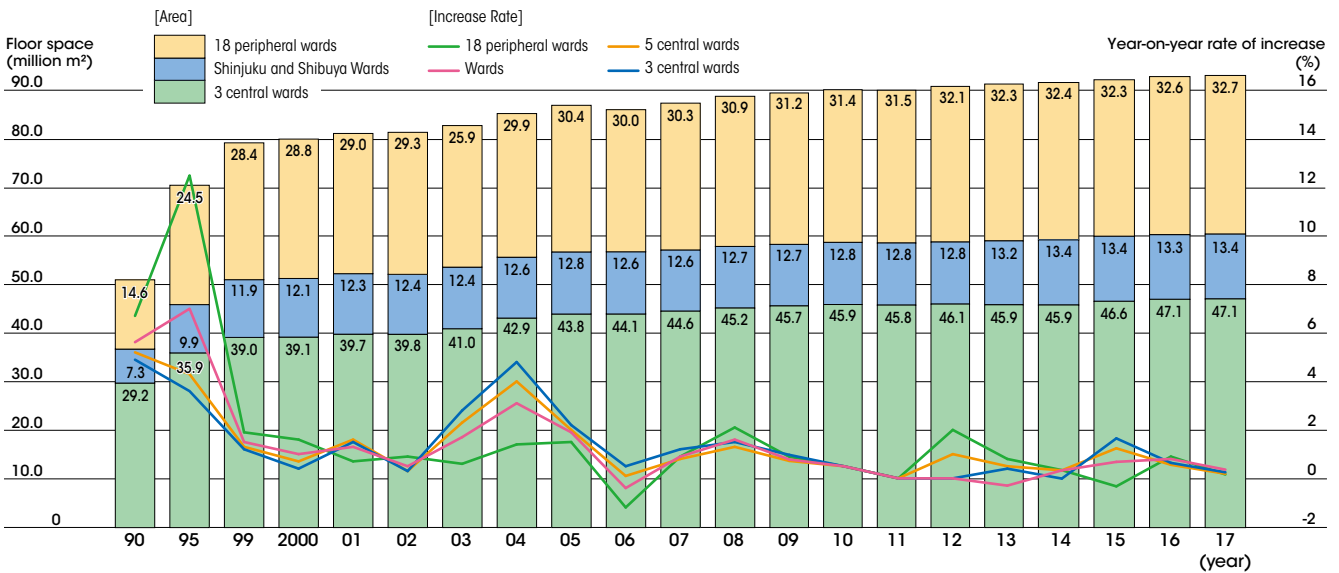
Notes: 1. Figures as of December each year.

2. (1) Stock is the total floor area of wooden house offices and banks (as well as shops starting from 1997) and non-wooden house offices, stores and department stores. However, stores are also included in wooden houses from 1997.

(2) The stock is as of January 1 of each year.

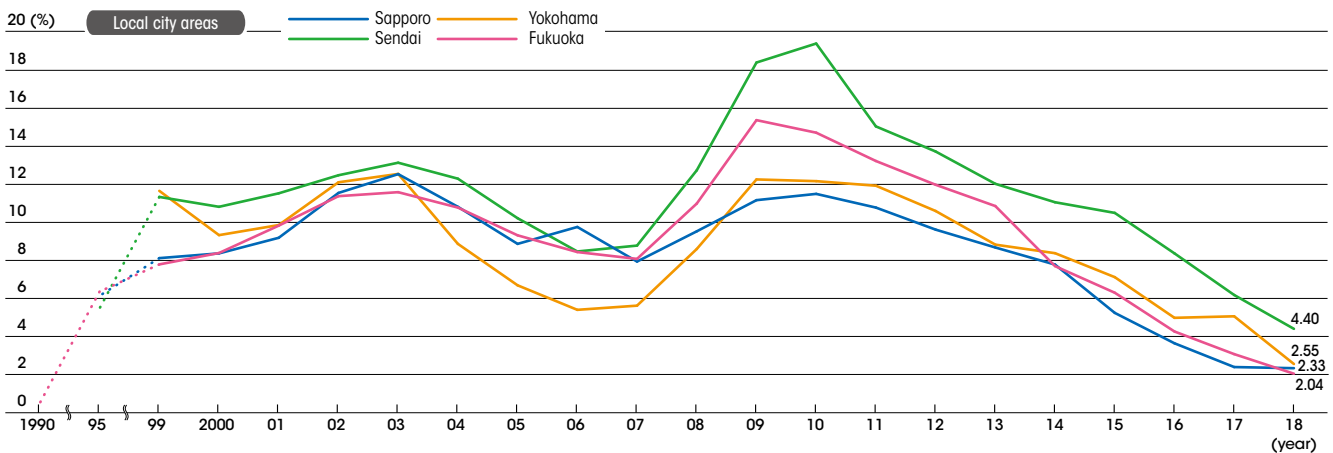
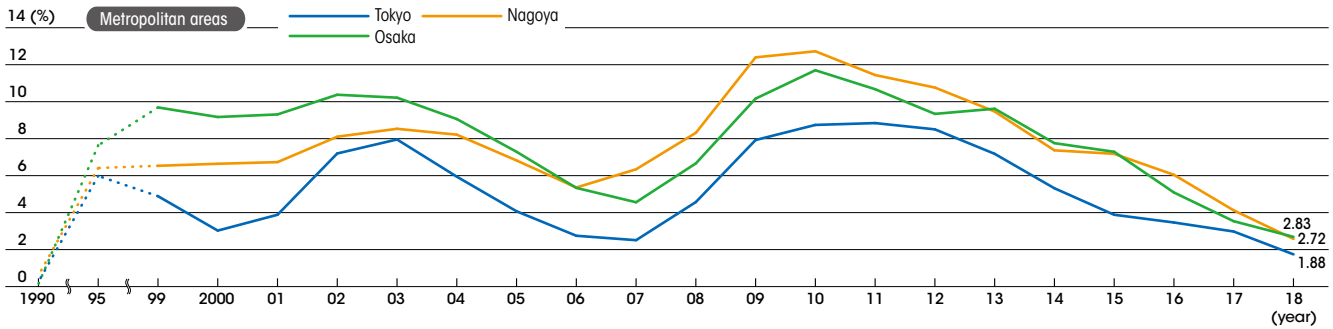
(3) Tokyo area as pertains to stock: Tokyo, Kanagawa Prefecture, Chiba Prefecture and Saitama Prefecture.

History of Office Floor Space in the Wards of Tokyo



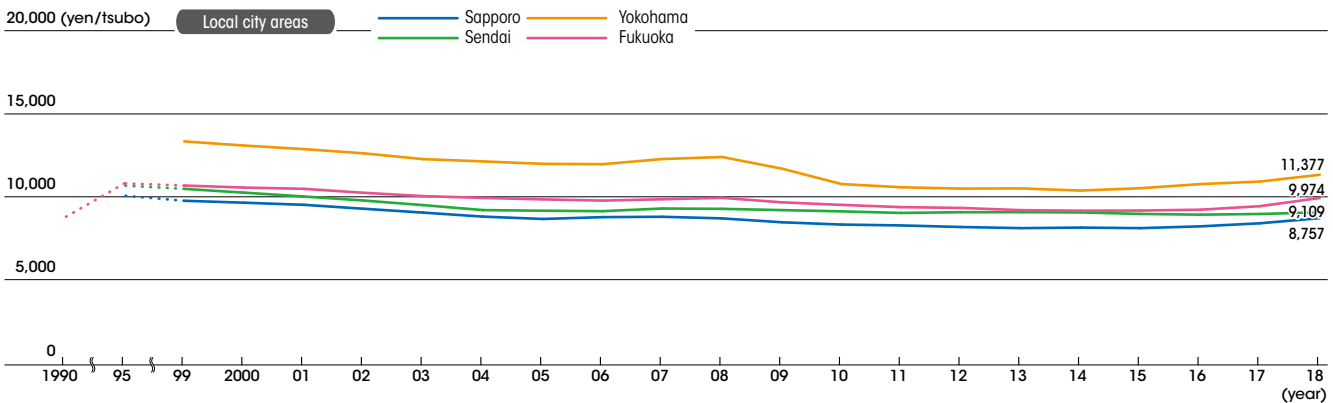
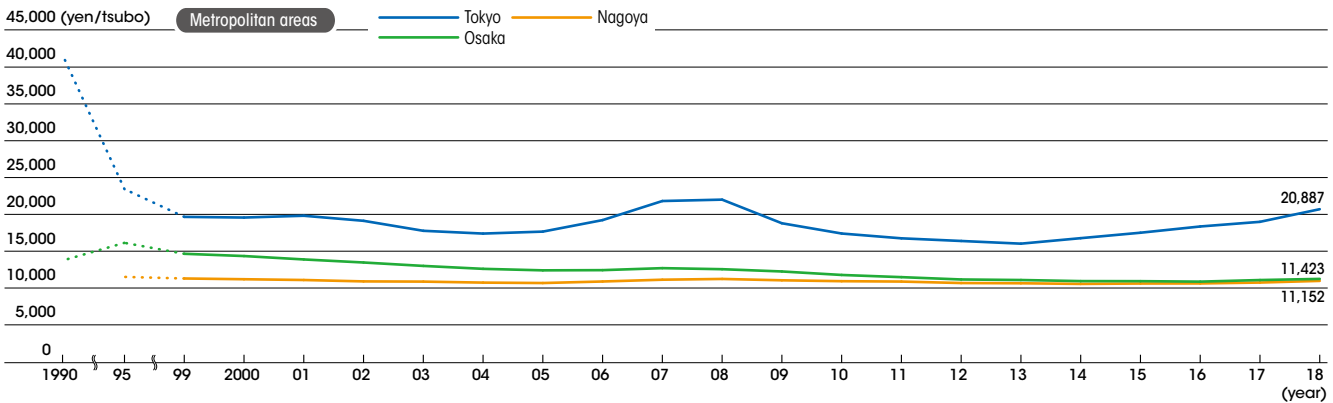
Source: Tokyo Land 2017 (Land Data).

History of Office Building Vacancy Rates



Source: Miki Shoji Co., Ltd., "Office Data."
 Note: Figures as of December each year.

History of Asking Rent

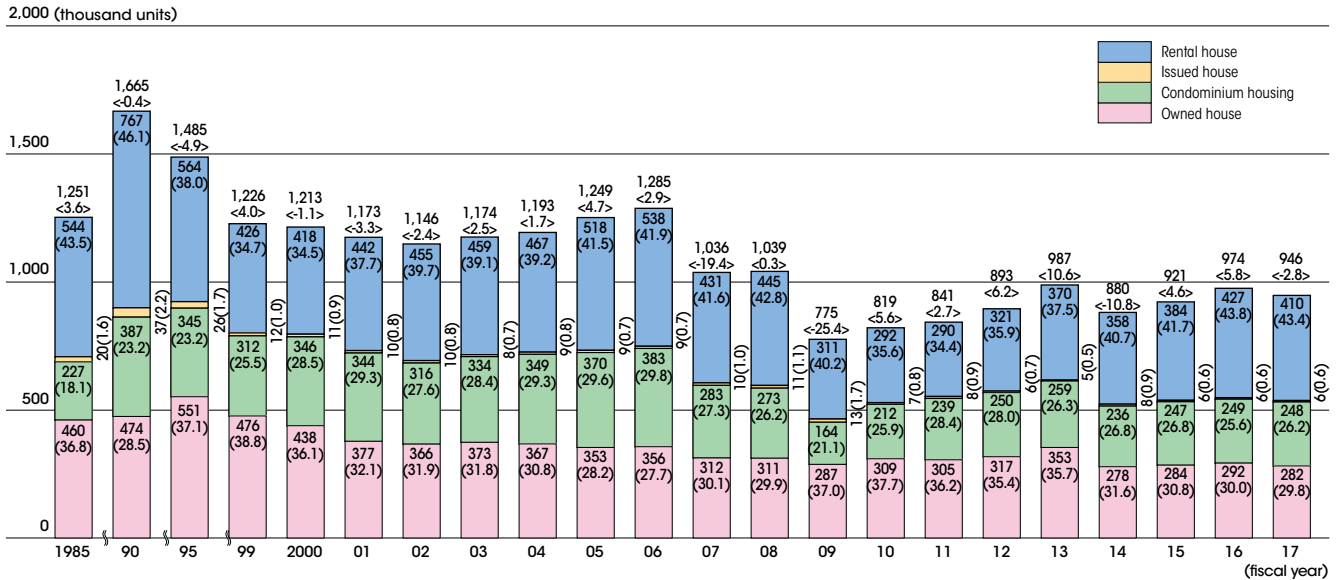


Source: Miki Shoji Co., Ltd., "Office Data."

Notes: 1. The areas covered in Tokyo are Chiyoda Ward, Chuo Ward, Minato Ward, Shinjuku Ward, and Shibuya Ward.
 2. The buildings covered are buildings with a standard floor space of 100+ tsubo in Tokyo and buildings with a total floor space of 1,000+ tsubo in Osaka, 500+ tsubo in Nagoya, 100+ tsubo in Sapporo, 300+ tsubo in Sendai, 500+ tsubo in Yokohama, and 1,000+ tsubo in Fukuoka.

Housing, Housing Lots and Condominium

History of Housing Starts



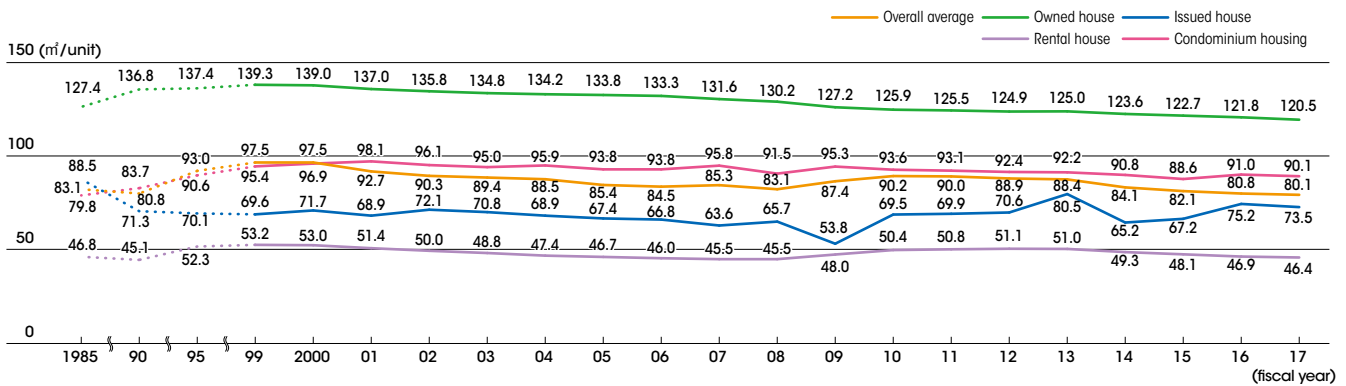
Source: Statistics on Construction-started Dwelling Houses issued by MLIT.

Notes: 1. Owner-occupied housing is housing that the owner constructs for the purpose of residing there. Leased housing is housing that the owner constructs for the purpose of leasing it. Issued housing is housing that a company, government agency, school, or the like constructs for the purpose of having its employees, staff, teachers, etc., reside there. Condominium housing is housing constructed for selling as ready-built housing or lots.

2. There may be discrepancies in the totals due to rounding.

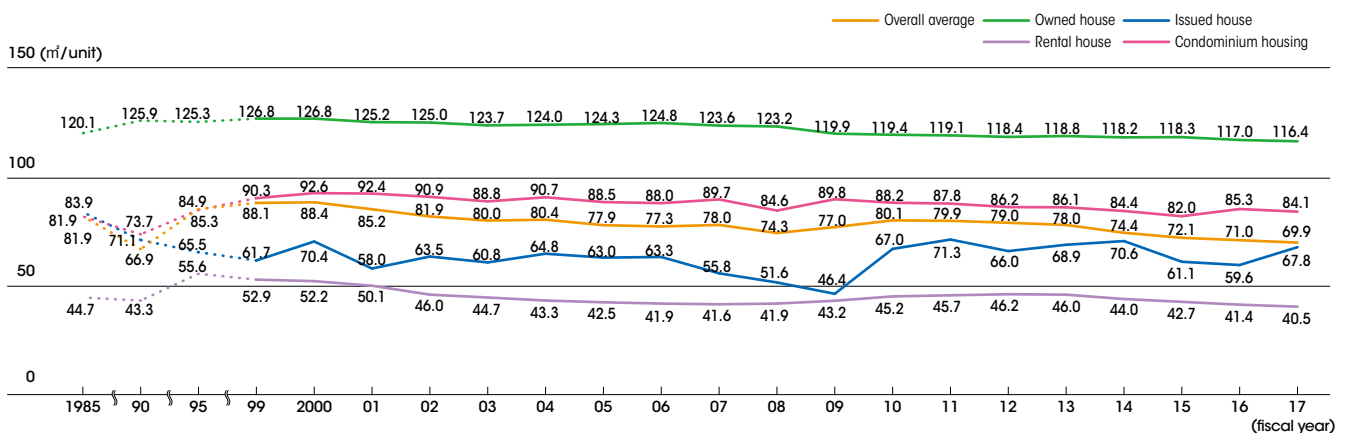
3. The figures in parentheses represent the breakdown by usage (%). The figures on the graph in parentheses are year-on-year variation (%).

History of Floor Space per New Housing Starts (by Overall Average and Use)



Source: Statistics on Construction-started Dwelling Houses issued by MLIT.

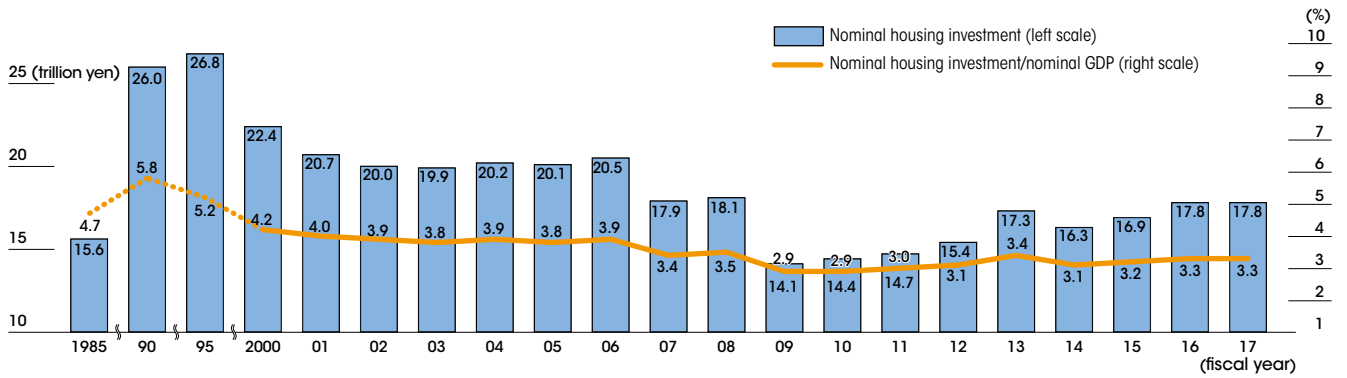
History of Floor Space per Unit for New Housing Starts (Tokyo Area: by Overall Average and Use)



Source: Statistics on Construction-started Dwelling Houses issued by MLIT.

Notes: Tokyo area = Tokyo, Kanagawa, Saitama, and Chiba prefectures

History of Housing Investment

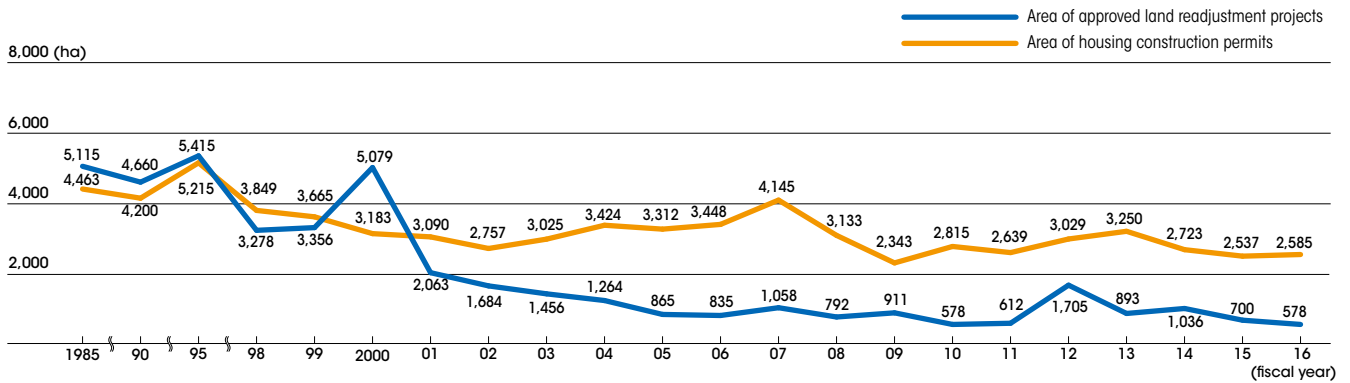


Source: Prepared from the Annual Report on National Accounts 2017.

The cabinet office's "National Economic Statistics Report (2000 version)" was used for 1985-1993 and the "National Economic Statistics Report (2015 version)" was used for 1994 and after.

Note: Revisions to the count were applied by backtracking the data from 1992 onward, thus the premise of these figures differs from that of 1989 and earlier.

History of Housing Construction Permits and Area of Approved Land Readjustment Projects

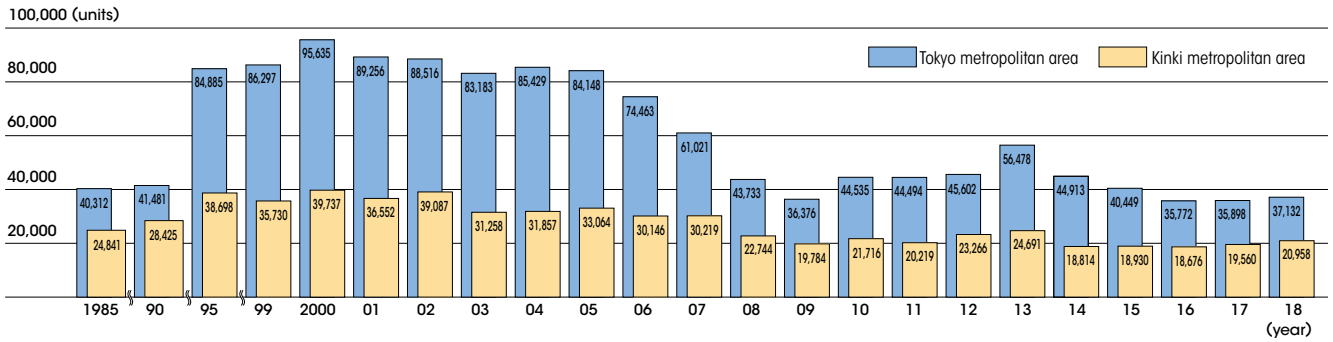


Source: Prepared from "the Land Readjustment Annual Report" (2017 version) by MLIT.

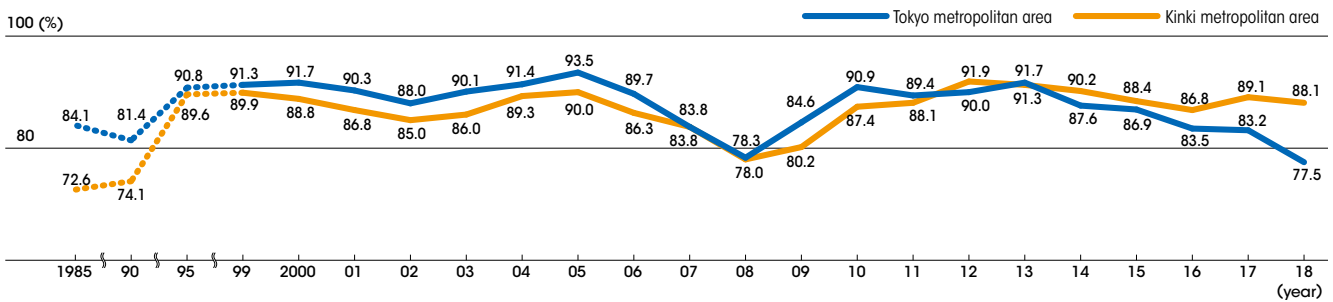
Notes: 1. The construction permit is the approval granted primarily for the objective of building a house based on the City Planning Law.

2. The area of approved land readjustment projects represents the total for individuals, joint projects, associations, public bodies, government agencies, the Urban Development Corporation (present Urban Renaissance Agency), Japan Regional Development Corporation (present Organization for Small & Medium Enterprises and Regional Innovation, JAPAN and Urban Renaissance Agency) and the Local Housing Supply Corporation.

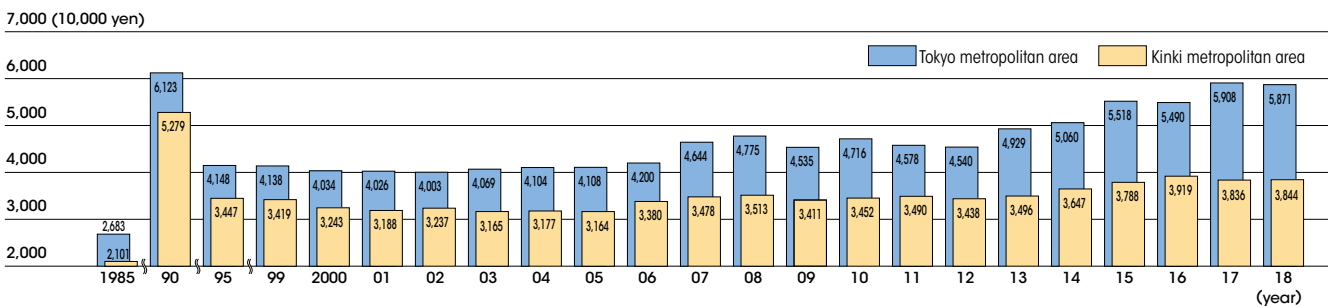
History of New Condominium Sales



History of New Condominium Annual Contracted Rates

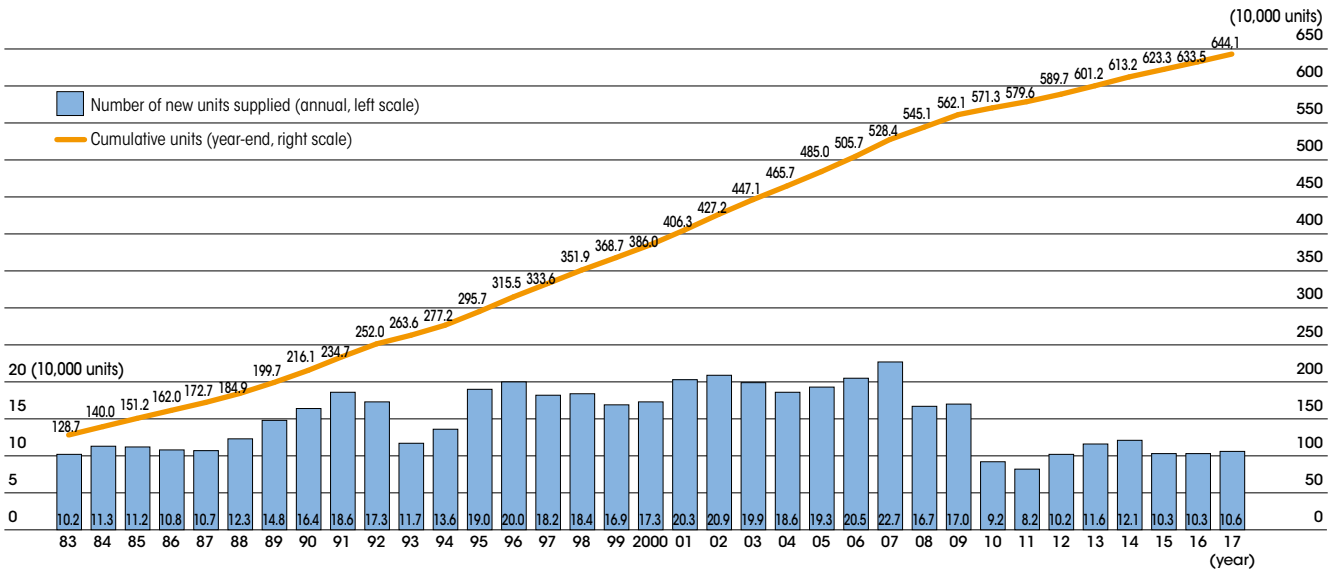


History of Average Price for New Condominium Units



Source: Prepared using Condominium Market Trends for the Tokyo Metropolitan Area and Condominium Market Trends for the Kinki Metropolitan Area issued by the Real Estate Economic Institute Co., Ltd.
 Note: Tokyo metropolitan area: Tokyo, Kanagawa, Chiba and Saitama; Kinki metropolitan area: Osaka, Hyogo, Kyoto, Nara, Shiga and Wakayama

Number of For-sale Condominiums in Stock Nationwide



Source: Ministry of Land, Infrastructure, Transport and Tourism's condominium statistics/data (Number of For-sale Condominium Units in Stock)

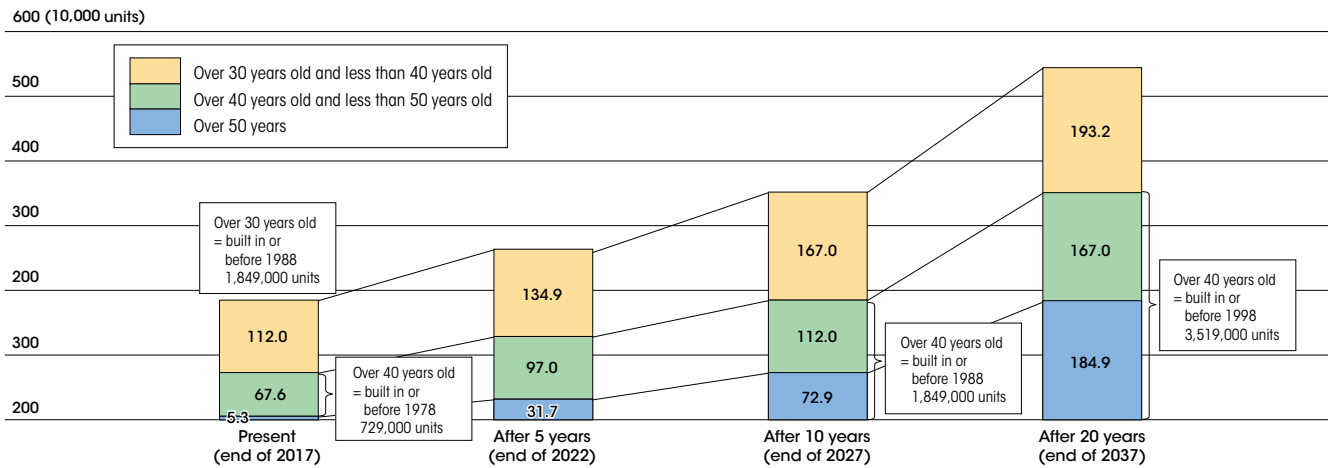
Notes: 1. Number of new units supplied is derived from construction start statistics, etc.

2. Cumulative units are estimated based on the cumulative figures for new units supplied, etc. as of the end of each year.

3. Condominiums as described here are buildings at least three stories in height, sold after subdivision, jointly built, steel-reinforced concrete, steel-framed reinforced concrete and steel structured housing.

4. Number of condominium units before 1968 is estimated based on the Ministry of Land, Infrastructure, Transport and Tourism's figures for public rental housing provided by public housing corporations.

Number of Condominiums over 30, 40 or 50 Years Old



Source: Ministry of Land, Infrastructure, Transport and Tourism's condominium statistics/data (number of condominiums over 30, 40 or 50 years old)

Notes: 1. Number of condominium units over 50 years old is estimated based on the Ministry of Land, Infrastructure, Transport and Tourism's figures for public rental housing over 50 years old provided by public housing corporations.

2. Number of condominium units over 30, 40 or 50 years old after 5, 10 or 20 years is estimated based on stock distribution as of the end of 2017, which is estimated based on construction start statistics, etc.

Progress in Earthquake-Proofing Housing

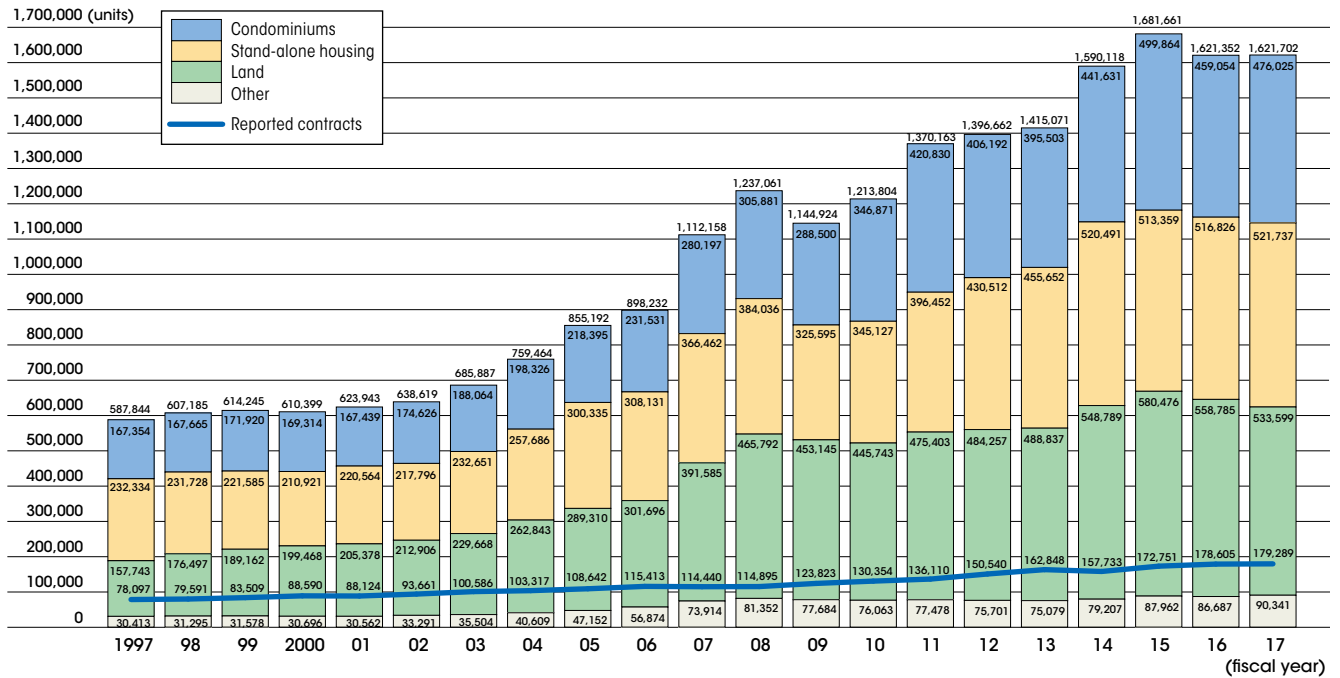


Source: Ministry of Land, Infrastructure, Transport and Tourism's "Progress in Earthquake-Proofing Housing"

Real Estate Transactions

Market Trends for Real Estate Transactions

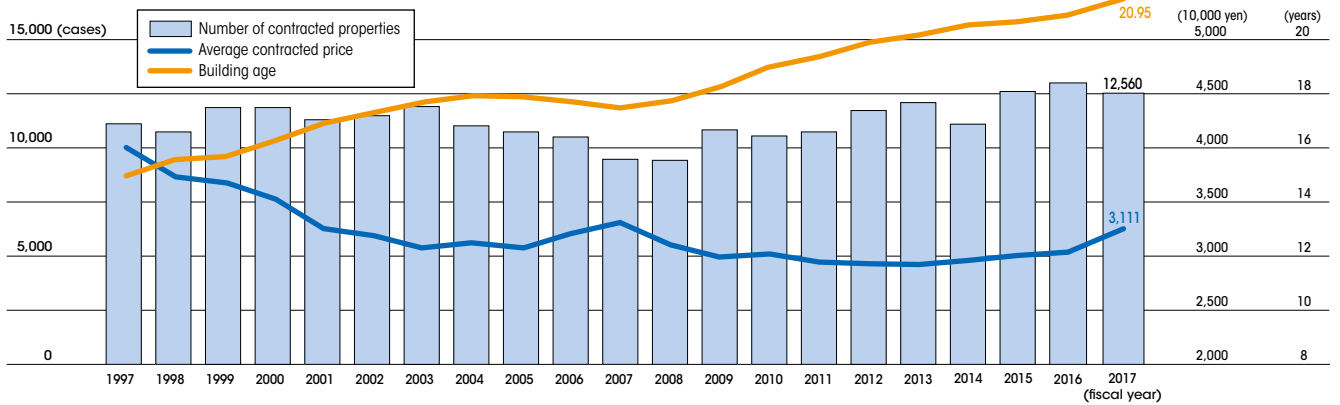
(Properties for sale that are registered with designated transaction organizations)



Source: Utilization Status of Designated Transaction Organizations report by the Real Estate Transaction Promotion Center (Public Interest Incorporated Foundation).

- Notes: 1. This is a compilation of registration and contract information of designated transaction organizations.
- 2. This includes duplicated registrations of general intermediaries.

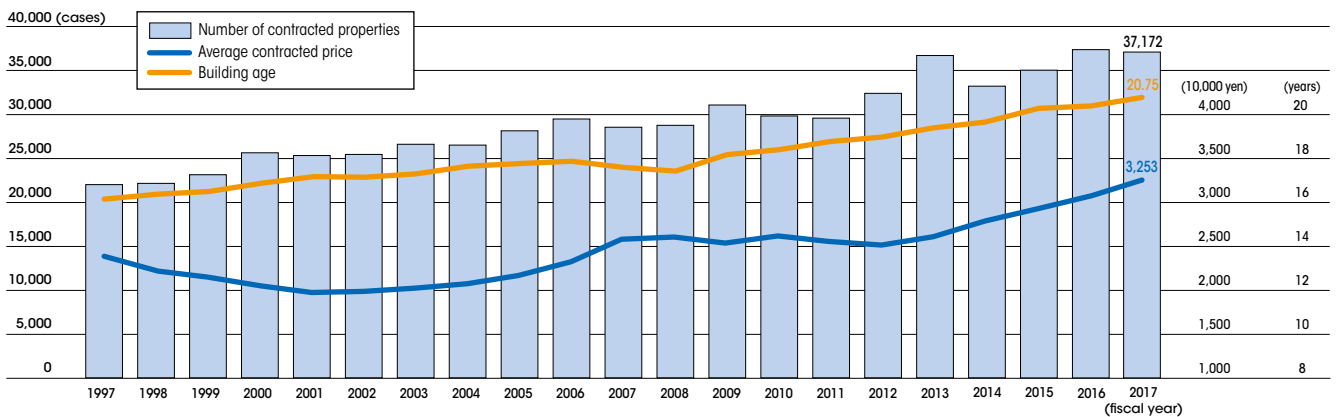
Number of Contracted Stand-Alone Houses in the Tokyo Metropolitan Area, Average Contracted Price and Building Age



Source: Based on "Trends in the Tokyo Metropolitan Area's Real Estate Transaction Market (Fiscal 2017)" by the Real Estate Information Network for East Japan (Public Interest Incorporated Foundation).

Note: The Tokyo metropolitan area is Tokyo, Kanagawa, Saitama and Chiba prefectures.

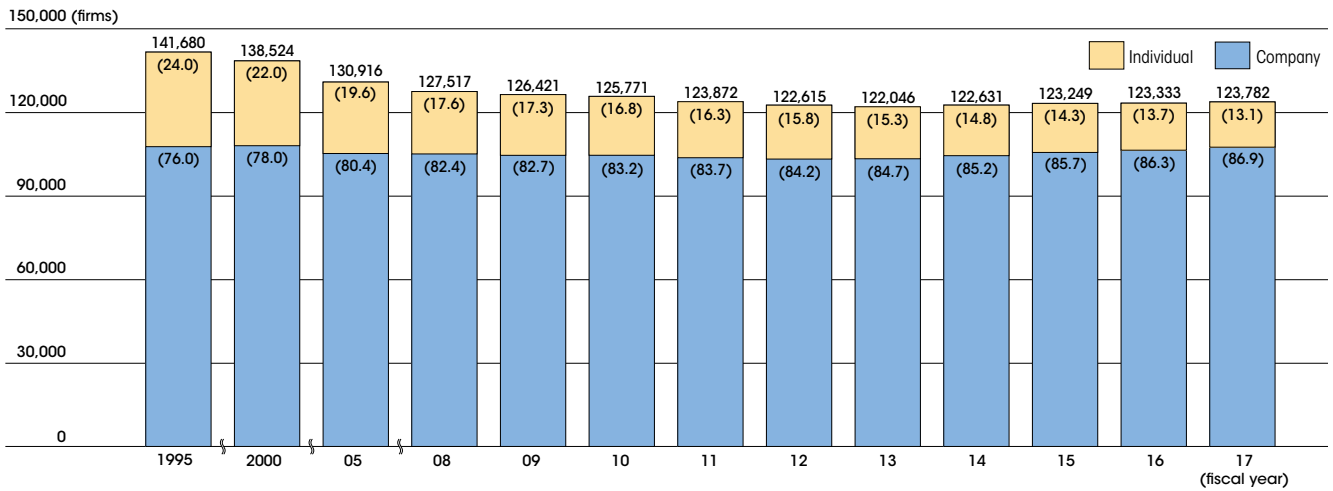
Number of Contracted Existing Condominiums in the Tokyo Metropolitan Area, Average Contracted Price and Building Age



Source: Based on "Trends in the Tokyo Metropolitan Area's Real Estate Transaction Market (Fiscal 2017)" by the Real Estate Information Network for East Japan (Public Interest Incorporated Foundation).

Note: The Tokyo metropolitan area is Tokyo, Kanagawa, Saitama and Chiba prefectures

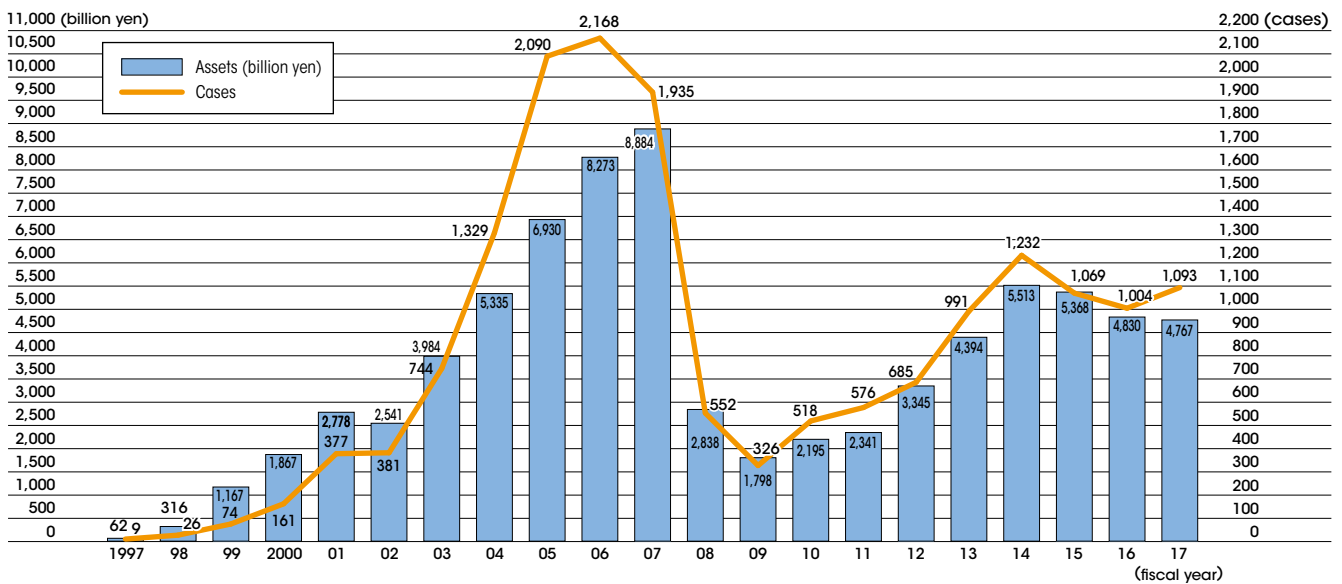
History of Building Lot and Building Transaction Firms



Source: Website of the Ministry of Land, Infrastructure, Transport and Tourism.
 Notes: 1. Figures represent those as of the end of each fiscal year.
 2. The figures in the parentheses indicate the breakdown (unit: %).

Real Estate Securitization

History of Real Estate Securitization



Source: Real Property Securitization in Japan issued by the Ministry of Land, Infrastructure, Transport and Tourism.
 Note: Real estate investment corporations are recognized as single investment corporations.

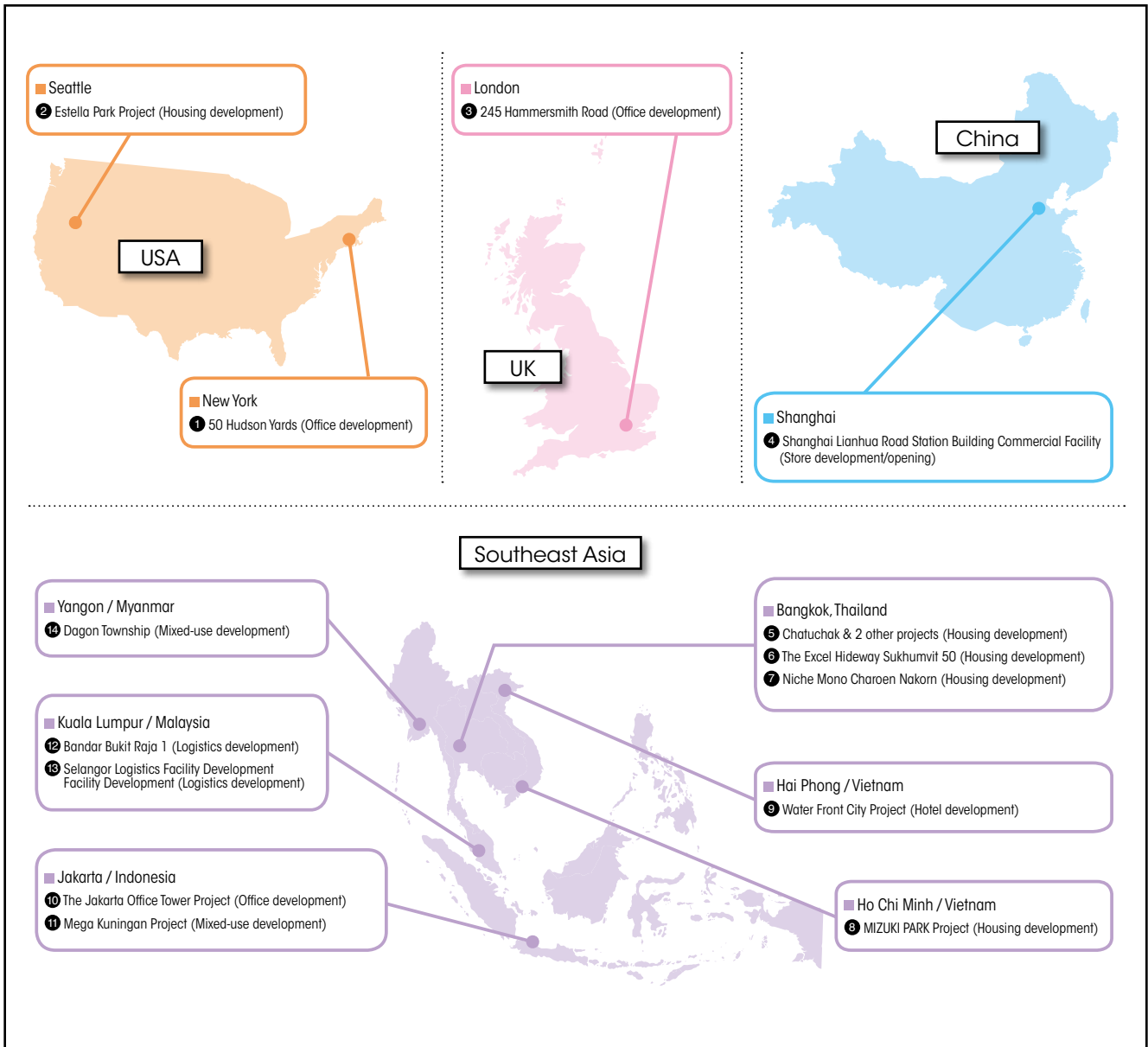
Internationalization

Recent Major Overseas Projects

	Map no.	Country/region	Project Name	Buyer/Developer	Investment (billion yen)	Date	Comments
Office investment		USA	0 St. James Avenue & 2 other buildings	Mori Trust	–	2017	Boston. 19-floor building: GLA 53,000 m ² , 10-floor building: GLA 24,000 m ²
		USA	685 Third Avenue & 3 other buildings	Unizo Holdings	Total 95.5	2017	2 buildings in Washington D.C., 1 in New York
		Germany	Feringastrasse 10-12	Mitsubishi Estate	–	2017	Munich. GLA 22,000 m ²
Office development		Malaysia	Vista Tower	Kenedix	11.2	2017	Kuala Lumpur. 62 floors, GFA 70,000 m ²
	①	USA	50 Hudson Yards	Mitsui Fudosan	400.0	2022	New York. 58 floors, GFA 260,000 m ²
	③	UK	245 Hammersmith Road	Mitsubishi Estate	–	2019	London. 12 floors, GLA 24,000 m ²
		Australia	275 George Street	Daibiru Corporation	–	2020	Sydney. 15 floors, GLA 7,000 m ²
		Thailand	Khlong Toei District Project	Obayashi Corporation	30.0	2021	Bangkok. 29 floors, GFA 85,000 m ²
	⑩	Indonesia	The Jakarta Office Tower Project	Mori Trust	50.0	2021	59 floors, GFA 190,000 m ²
Housing development		USA	Atelier Project	Daiwa House Industry, Itochu Corporation	20.0	2021	Dallas. 41-floor, 364-unit high-class rental
	②	USA	Estella Park Project	Daiwa House Industry	–	2020	Seattle suburb. 664 rental units
		Australia	Melbourne Quarter East Tower	Mitsubishi Estate, Mitsubishi Estate Residence	–	2020	44 floors, 719 for-sale units. Joint project with Lendlease
		Thailand	Sukhumvit/Sathorn Project	Tokyo Tatemono	28.0	2021	Bangkok. 2 projects, 400 for-sale units
	⑤	Thailand	Chatuchak & 2 other projects	Nomura Real Estate	–	2020	Bangkok. 2,000+ for-sale units
	⑥	Thailand	The Excel Highway Sukhumvit 50	Hoosiers Holdings	–	2019	Bangkok. 8 floors, 4 buildings, 774 for-sale units
	⑦	Thailand	Niche Mono Charoen Nakorn	Hankyu Hanshin Properties	–	2020	Bangkok suburb. 537 for-sale units
		Philippines	The Arton	Mitsui Fudosan, Mitsui Fudosan Residential	19.5	2025	Manila. 3 buildings, 1,706 for-sale units
		Indonesia	Summarecon Bekasi Project	Sumitomo Forestry	3.3	–	Jakarta suburb. 160 detached for-sale units
		Indonesia	Prebotanical Project	Tokyu Land, Sumitomo Corporation	–	2021	West Jakarta. 34 floors, 2 buildings, 600 for-sale units
⑧	Vietnam	Mizuki Park Project	Hankyu Hanshin Properties, Nishi-Nippon Railroad	42.0	2019	Ho Chi Minh City. 4,840 units (for-sale and otherwise)	
	India	Krisumi City Project	Sumitomo Corporation	16.0	2021	Gurugram, north India. 35 floors, 2 buildings, 433 for-sale units	
Store development/opening	④	China	Shanghai Lianhua Road Station Building Commercial Facility	Mitsui Fudosan	–	2020	Leasing 31,000 m ² for stores in Shanghai metro station
		Taiwan	LaLaport Taiwan Nangang	Mitsui Fudosan	–	2021	Opening store in Taiwan Life Insurance's mixed-use building. 70,000 m ²
		Malaysia	LaLaport Kuala Lumpur	Mitsui Fudosan	41.0	2021	Participating in mixed-use development. 5 commercial floors, GFA 133,000 m ²
Hotel development	⑨	Vietnam	Water Front City Project	Daiwa House Industrial, Fujita	8.0	2020	Hai Phong, north Vietnam. 2 buildings, 451 rooms
Logistics development	⑫	Malaysia	Bandar Bukit Raja 1	Mitsui & Co., Mitsubishi Estate	13.0	2019	Kuala Lumpur suburb. Specified client logistics facility, etc.
	⑬	Malaysia	Selangor Logistics Facility Development	Daiwa House Industrial	2.0	2019	Kuala Lumpur suburb. Multi-tenant, GLA 17,000 m ²
Mixed-use development		Singapore	Golden Shoe Car Park Redevelopment	Mitsubishi Estate	–	2021	51 floors. GFA 93,000 m ²
		Philippines	Bonifacio Global City Project	Nomura Real Estate, Mitsukoshi Isetan Holdings	–	2025	4 for-sale condominiums, 1,400 units and commercial facility
	⑪	Indonesia	Mega Kuningan Project	Tokyu Land	–	2022	Jakarta. Housing/retail GFA 110,000 m ²
		Myanmar	Yankin Township Mixed-Use Development	Kajima	45.0	–	BOT project with Myanmar's Ministry of Construction. Offices, hotel and retail
	⑭	Myanmar	Dagon Township	Fujita, Tokyo Tatemono	36.5	2020	Yangon. Offices, retail, hotel; GFA 92,000 m ²

* Excerpted from October 2018 issue of Nikkei BP's Nikkei Real Estate Market Report.

* Dates are the date of investment or announcement for the office investments and (planned) completion date for the rest.



Others

Valuation of Real Estate in Gross National Assets (unit: trillion yen)

Category	Year																				
	1985	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Gross national assets	4,377	7,936	8,650	9,091	8,930	8,807	8,794	8,879	9,246	9,287	9,177	8,792	8,693	8,711	8,685	8,893	9,449	9,894	10,156	10,433	10,893
Valuation of real estate	1,360	2,897	2,436	2,147	2,045	1,955	1,883	1,823	1,804	1,832	1,870	1,858	1,775	1,738	1,698	1,666	1,667	1,683	1,690	1,717	1,744
	(31)	(37)	(28)	(24)	(23)	(22)	(21)	(21)	(20)	(20)	(20)	(21)	(20)	(20)	(20)	(19)	(18)	(17)	(17)	(16)	(16)
Housing	152	208	340	363	359	357	360	363	365	374	379	382	365	363	357	351	362	370	369	368	373
Non-housing buildings	148	212	217	205	199	194	192	190	188	189	189	188	178	175	172	167	169	170	170	170	172
Land	1,060	2,477	1,879	1,579	1,487	1,404	1,331	1,270	1,251	1,269	1,302	1,288	1,232	1,200	1,169	1,148	1,136	1,143	1,151	1,179	1,199
Financial assets	2,593	4,456	5,213	5,837	5,777	5,746	5,792	5,919	6,275	6,264	6,079	5,695	5,713	5,770	5,785	6,022	6,548	6,953	7,199	7,437	7,838

Source: The Cabinet Office's "National Economic Statistics Report (Benchmark Year: 2000)" (2009 version) was used for 1985 – 1993 and the "National Economic Statistics Report (Benchmark Year: 2011)" (2017 version) was used for 1994 and after.

- Notes: 1. Revisions to the counts were done by tracing back the data from 1992 onward and so the premise of these figures differs from that of 1989 and earlier.
- 2. The figures in parentheses show the percent of gross national product.

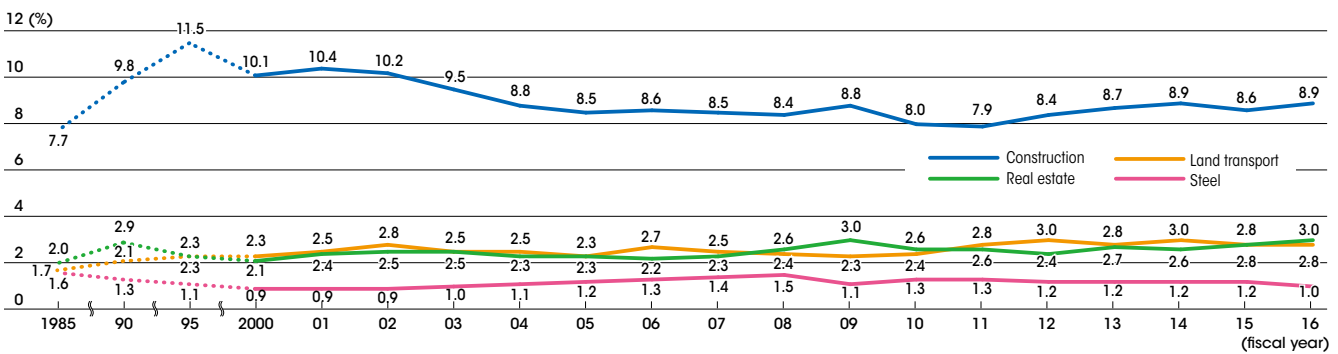
Production by Industry and Gross Domestic Product (unit: billion yen)

Category	Year																				
	1985	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Real estate	30,728	43,061	50,537	54,138	53,672	53,216	53,221	53,738	54,571	56,203	57,092	58,107	59,310	59,531	59,528	59,372	59,889	60,128	60,616	61,154	61,789
Construction	25,008	43,439	39,790	36,215	34,537	32,441	31,208	30,233	29,186	29,159	27,552	26,416	25,437	23,984	24,093	24,485	26,779	28,470	29,362	29,887	31,329
Manufacturing	91,304	117,316	120,296	118,815	111,158	107,757	108,803	111,135	113,448	113,879	117,376	111,580	93,721	104,239	96,639	97,663	97,799	101,394	110,585	110,817	112,988
Service	—	—	15,766	16,580	16,255	16,117	15,614	15,011	14,350	14,419	14,560	13,802	13,388	12,847	12,451	11,858	12,345	12,648	12,405	13,656	13,791
Finance/Insurance	17,592	30,827	25,477	25,637	28,028	30,127	31,298	30,966	31,192	30,336	30,358	25,326	24,238	24,115	23,110	22,442	23,055	22,808	23,208	22,323	22,516
Total for all industries	335,834	457,242	508,932	527,527	520,636	515,965	515,825	521,213	525,651	527,032	531,843	519,829	488,955	499,136	488,958	492,361	500,101	509,927	528,289	533,017	542,116
(Reference) GDP	325,402	442,781	512,542	526,706	523,005	515,986	515,401	520,965	524,133	526,880	531,688	520,716	489,501	500,354	491,409	494,957	503,176	513,876	531,320	535,986	545,122

Source: The Cabinet Office's "National Economic Statistics Report (Benchmark Year: 2000)" was used for 1985 – 1993 and the "National Economic Statistics Report (Benchmark Year: 2011)" (2017 version) was used for 1994 and after.

- Notes: 1. The price indicated by producers is used for the production amounts of each industry. Therefore, they include indirect taxes, imputed interest, etc. and so the totals do not match the gross national product.
- 2. The total value also includes government service producers outside of each industry and non-profit private service producers for households.
- 3. The production amount for the real estate industry also includes imputed rents (imputed rents are the recording of amounts equivalent to rent as the production amount of an individual proprietorship to the gross production amount based on the judgment that the homeowner is involved in the home leasing business).
- 4. Revisions to the counts were done by tracing back the data from 1993 onward so the premise of these figures differs from that of 1985 and earlier.

History of Sales Share by Industry (unit: 10 billion yen)



Fiscal Year	1985	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
All industries	105,907	142,818	148,470	143,503	133,821	132,680	133,467	142,036	150,812	156,643	158,017	150,820	136,802	138,574	138,105	137,541	140,916	144,784	143,153	145,576
	(100.0)	(100.0)	(100.0)	(100.0)	(100.0)	(100.0)	(100.0)	(100.0)	(100.0)	(100.0)	(100.0)	(100.0)	(100.0)	(100.0)	(100.0)	(100.0)	(100.0)	(100.0)	(100.0)	(100.0)
Real estate	2,153	4,150	3,402	2,991	3,186	3,348	3,363	3,325	3,450	3,386	3,709	3,867	4,098	3,663	3,571	3,268	3,770	3,698	3,938	4,298
	(2.0)	(2.9)	(2.3)	(2.1)	(2.4)	(2.5)	(2.5)	(2.3)	(2.3)	(2.2)	(2.3)	(2.6)	(3.0)	(2.6)	(2.6)	(2.4)	(2.7)	(2.6)	(2.8)	(3.0)
Construction	8,205	14,022	17,003	14,455	13,935	13,545	12,746	12,480	12,886	13,499	13,502	12,628	12,070	11,130	10,945	11,499	12,250	12,851	12,271	12,897
	(7.7)	(9.8)	(11.5)	(10.1)	(10.4)	(10.2)	(9.5)	(8.8)	(8.5)	(8.6)	(8.5)	(8.4)	(8.8)	(8.0)	(7.9)	(8.4)	(8.7)	(8.9)	(8.6)	(8.9)
Steel	1,689	1,895	1,575	1,246	1,222	1,251	1,294	1,560	1,841	1,986	2,191	2,252	1,572	1,821	1,806	1,627	1,705	1,773	1,652	1,507
	(1.6)	(1.3)	(1.1)	(0.9)	(0.9)	(0.9)	(1.0)	(1.1)	(1.2)	(1.3)	(1.4)	(1.5)	(1.1)	(1.3)	(1.3)	(1.2)	(1.2)	(1.2)	(1.2)	(1.0)
Land transport	1,804	3,009	3,352	3,303	3,334	3,703	3,399	3,530	3,514	4,222	3,980	3,603	3,212	3,302	3,857	4,116	3,929	4,299	4,067	4,024
	(1.7)	(2.1)	(2.3)	(2.3)	(2.5)	(2.8)	(2.5)	(2.5)	(2.3)	(2.7)	(2.5)	(2.4)	(2.3)	(2.4)	(2.8)	(3.0)	(2.8)	(3.0)	(2.8)	(2.8)

Source: Prepared using the Monthly Finance Review: Annual Special on For-Profit Corporation Statistics issued by the Ministry of Finance.

Note: The figures in parentheses represent the share (%) versus the sales of all industries.

History of Administrative Indices by Industry Type

Fiscal Year		1985	1990	1995	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Ratio of operating profit to total capital (%)	All industries	4.3	4.6	2.7	2.3	2.9	2.4	2.6	3.0	3.4	3.6	3.6	3.7	2.1	1.9	2.7	2.7	2.8	3.2	3.5	3.5	3.6
	Real estate	3.9	4.2	1.6	1.9	2.1	2.5	2.6	2.0	2.3	2.7	3.0	3.4	2.3	2.3	2.7	2.4	2.6	2.3	3.0	3.0	3.1
	Construction	3.1	5.3	2.7	1.7	1.8	1.6	1.5	1.8	2.2	2.0	2.2	2.0	1.3	1.4	1.7	1.7	2.5	3.2	4.3	4.8	5.7
Operating profit/ Total capital	Steel	3.5	7.3	2.7	1.6	3.0	1.0	2.4	4.5	9.1	10.7	9.6	8.7	5.9	-0.5	2.3	1.1	-0.1	2.7	3.6	1.9	1.3
	Land transport	4.4	4.7	3.1	2.6	2.8	2.2	3.1	2.9	3.1	3.3	3.4	3.3	2.5	2.4	2.7	2.8	3.2	3.1	3.2	4.1	3.9
Ratio of ordinary profit to total capital (%)	All industries	3.1	3.5	2.0	2.1	2.8	2.3	2.5	2.9	3.5	3.9	4.0	4.0	2.5	2.5	3.0	3.1	3.4	4.0	4.2	4.3	4.6
	Real estate	1.4	1.1	-0.1	0.8	1.3	1.6	2.0	1.4	1.8	2.0	2.8	2.8	2.0	1.9	2.0	1.9	2.5	2.3	3.0	2.8	3.3
	Construction	2.3	4.6	2.5	1.8	1.9	1.6	1.6	2.0	2.3	2.1	2.4	2.2	1.7	1.7	2.0	1.9	3.1	3.7	4.8	5.2	6.2
Ordinary profit/ Total capital	Steel	1.1	5.6	1.1	0.6	2.0	0.2	1.6	3.7	8.5	10.2	9.7	8.6	5.7	-0.4	2.4	1.5	0.7	3.5	4.5	2.7	2.0
	Land transport	2.4	3.5	1.4	1.4	1.6	1.1	2.1	2.1	2.2	2.7	2.9	2.9	2.0	1.9	2.3	2.5	3.0	3.2	3.3	4.1	4.1
Ratio of operating profit to sales (%)	All industries	2.8	3.5	2.4	2.1	2.6	2.2	2.4	2.8	3.1	3.2	3.1	3.1	1.9	2.0	2.8	2.8	2.9	3.5	3.7	3.9	4.0
	Real estate	9.4	11.5	7.5	7.9	8.6	9.7	9.6	7.5	8.1	9.1	11.0	11.0	8.8	9.3	12.1	11.7	9.9	11.0	12.6	11.6	11.5
	Construction	2.1	3.9	2.2	1.4	1.6	1.4	1.3	1.4	1.7	1.5	1.7	1.6	1.0	1.1	1.4	1.4	2.0	2.4	3.2	3.9	4.6
Operating profit/ Sales	Steel	3.9	8.1	3.6	2.3	4.3	1.4	3.4	5.9	10.2	11.1	9.9	8.6	5.7	-0.7	2.8	1.3	-0.1	3.2	4.1	2.3	1.7
	Land transport	3.8	5.1	4.5	4.3	4.2	3.3	4.6	4.4	4.8	5.4	5.5	4.5	3.7	4.0	4.4	4.1	4.4	4.9	4.8	6.1	6.1
Ratio of ordinary profit to sales (%)	All industries	2.0	2.7	1.8	1.9	2.5	2.1	2.3	2.7	3.1	3.4	3.5	3.4	2.4	2.3	3.2	3.3	3.5	4.2	4.5	4.8	5.2
	Real estate	3.3	3.1	-0.3	3.4	5.3	6.1	7.1	5.2	6.5	6.8	10.2	9.2	7.6	7.5	9.1	9.3	9.5	10.9	12.6	10.9	12.4
	Construction	1.6	3.4	2.1	1.5	1.6	1.4	1.3	1.6	1.8	1.7	1.8	1.7	1.3	1.3	1.6	1.6	2.4	2.8	3.7	4.2	5.0
Ordinary profit/ Sales	Steel	1.3	6.1	1.5	0.9	2.9	0.2	2.3	4.9	9.6	10.6	10.0	8.6	5.5	-0.6	2.9	1.7	0.8	4.1	5.1	3.2	2.7
	Land transport	2.1	3.8	2.0	2.3	2.4	1.7	3.0	3.3	3.4	4.4	4.6	3.9	3.0	3.1	3.8	3.7	4.1	5.0	5.0	6.1	6.3
Turnover of total capital (times)	All industries	150.5	125.0	110.4	107.7	109.6	107.6	107.4	108.4	110.5	112.2	112.7	116.7	107.5	95.2	95.8	93.9	95.6	92.3	92.3	89.9	88.3
	Real estate	39.4	34.3	22.0	24.9	24.3	26.2	27.9	27.1	28.9	29.0	27.1	29.9	26.1	24.5	22.0	20.9	25.6	20.6	23.4	25.9	26.6
	Construction	140.4	125.1	121.3	117.8	117.8	121.7	123.6	128.5	127.7	126.1	126.3	129.5	129.2	130.4	123.3	121.0	126.3	128.5	128.7	123.7	124.8
Sales/ Total capital	Steel	89.0	87.0	74.1	70.8	69.8	68.2	70.4	76.3	87.1	92.9	93.0	99.9	105.2	71.9	82.0	84.8	79.2	84.9	87.3	83.9	76.8
	Land transport	113.1	88.4	67.7	61.5	65.0	66.0	67.8	65.2	65.2	60.8	62.9	73.4	67.5	60.5	61.7	67.9	71.4	64.1	65.7	67.8	65.0
Ratio of net worth to total capital (%)	All industries	17.7	19.1	18.9	22.3	25.7	25.2	27.4	28.3	29.8	30.1	32.8	33.5	33.9	34.5	35.6	34.9	37.4	37.6	38.9	40.0	40.6
	Real estate	8.0	8.1	3.5	5.7	14.6	7.2	14.3	11.0	20.7	17.5	32.1	27.0	24.6	13.0	25.4	27.4	28.5	31.2	35.7	33.1	37.6
	Construction	15.4	15.6	18.4	22.6	21.2	22.0	24.8	27.1	28.9	26.4	29.4	29.3	29.0	30.6	30.0	29.6	32.9	31.4	34.5	36.6	38.3
Net worth/ Total capital	Steel	16.1	26.1	26.1	28.3	29.9	27.9	30.2	32.5	36.1	38.7	38.8	38.1	37.5	37.5	37.0	35.3	35.7	38.3	40.8	41.8	41.6
	Land transport	14.9	23.9	18.9	20.8	20.7	19.8	22.4	22.5	22.9	27.1	24.3	25.0	26.2	26.4	27.1	26.9	30.2	32.6	32.6	33.5	32.9

Source: Prepared using the Monthly Finance Review: Annual Special on For-Profit Corporation Statistics issued by the Ministry of Finance.

Notes: 1. Total capital is the total of liabilities indicated on the credit side of the balance sheet (notes payable, accounts payable, accrued payments, corporate bonds, borrowings, allowances, reserves, etc.) and capital (paid-in capital, capital surplus and profit surplus) until 2006. From 2007, it is liabilities indicated on the credit side of the balance sheet and net assets (total of paid-in capital, capital surplus, profit surplus, etc.).

2. Net worth is the total amount for the capital section on the credit side of the balance sheet.

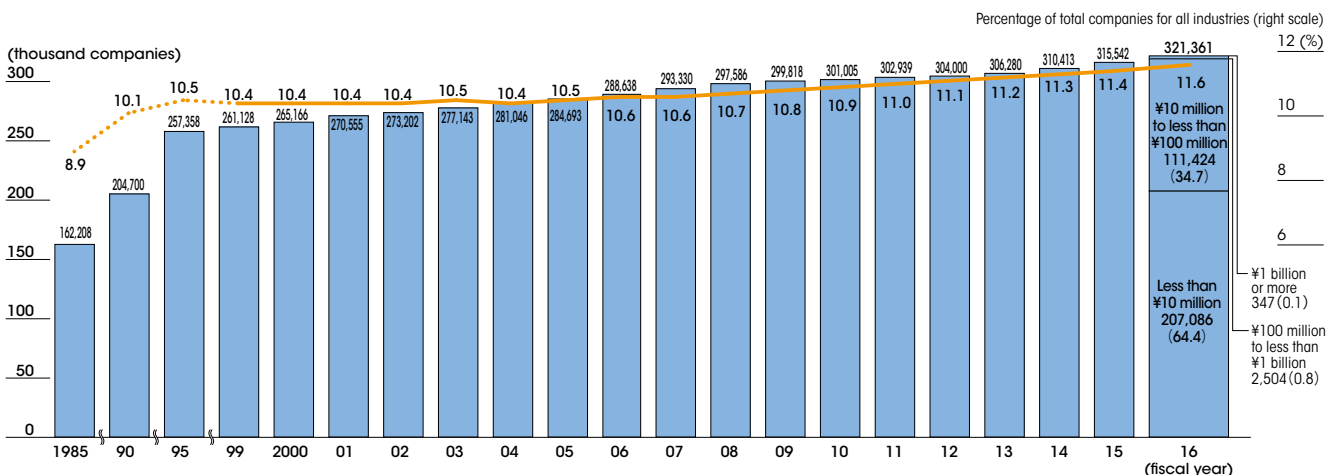
3. Operating profit is sales - (sales cost + sales expenses and general administrative expenses)

4. Ordinary profit is operating profit + (non-operating revenues - non-operating expenses)

*Non-operating revenues are interest received, discounts, investment security interest, received dividends, capital gains from investment securities, etc.

*Non-operating expenses are interest paid, discounts, corporate bond interest, amortization of bond issue discount, capital losses from investment securities, etc.

History of Number of Real Estate Companies



Source: Monthly Finance Review: Annual Special on For-Profit Corporation Statistics issued by the Ministry of Finance.

Notes: 1. Corporations are unlimited partnerships (gamei kaisha), limited partnerships (goshi kaisha), joint stock corporations (kabushiki kaisha) and limited corporations (yugen kaisha) with head offices in Japan.

2. The figure for fiscal 2016 is the breakdown by paid-in capital amount. The figures in parentheses show the percentage of the total (unit: %).