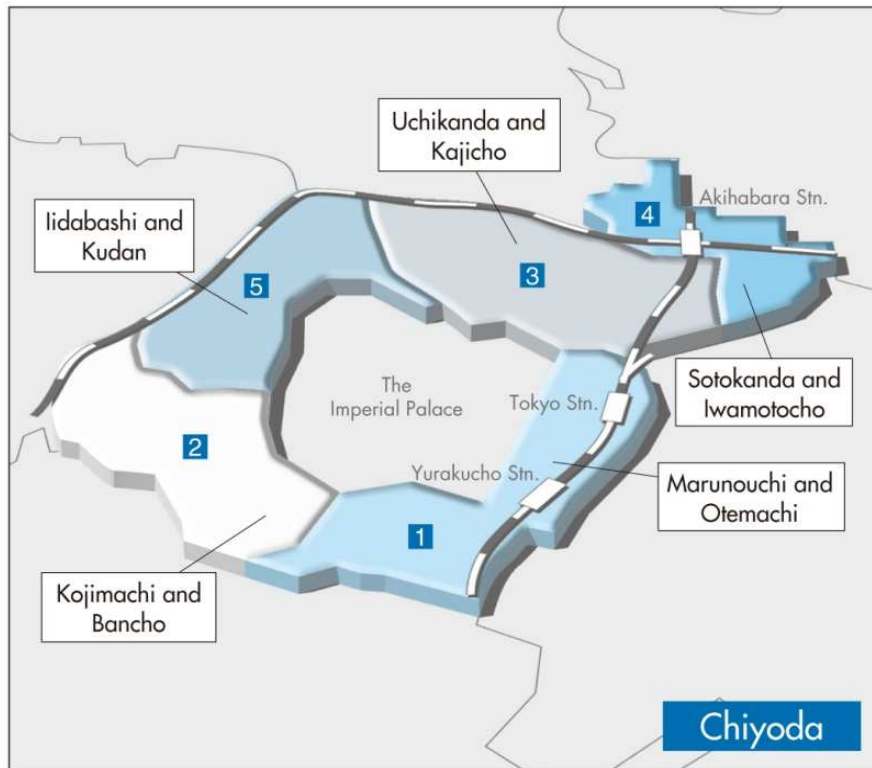
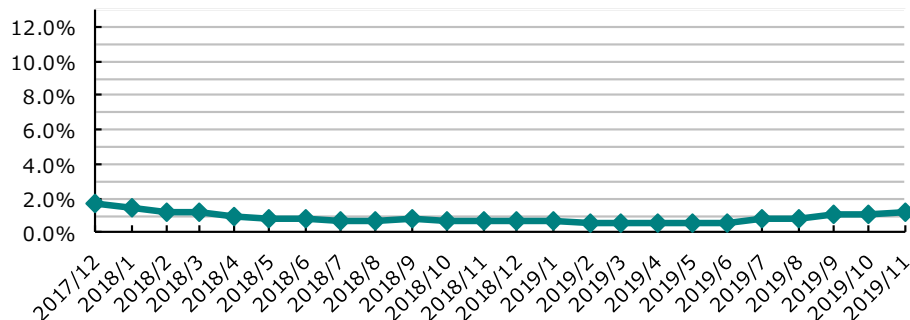


Chiyoda Ward



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



1 Marunouchi, Otemachi, Yurakucho, Uchisaiwaicho, Kasumigaseki

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	41,976	501,777
100~199tsubo	35,000	420,000
50~99tsubo	17,983	64,000
20~49tsubo	25,600	226,267

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

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	25,500	303,750
100~199tsubo	21,772	233,366
50~99tsubo	20,503	193,162
20~49tsubo	15,265	99,961

3 Uchi-Kanda, Tacho, Tsukasacho, Mitoshirocho, Sudacho, Kajicho, Awajicho, Ogawamachi, Kanda-Surugadai, Jinbocho, Nishikicho, etc.

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	28,372	336,249
100~199tsubo	21,456	249,047
50~99tsubo	17,633	164,560
20~49tsubo	13,926	88,601

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

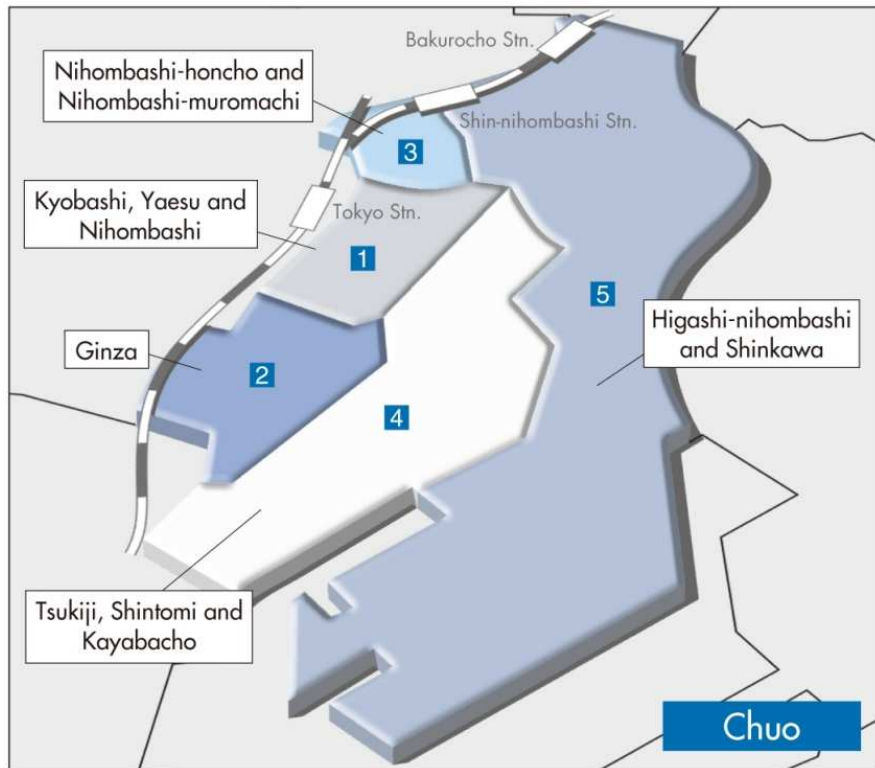
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	32,333	388,000
100~199tsubo	20,075	202,306
50~99tsubo	15,046	132,277
20~49tsubo	13,386	92,305

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

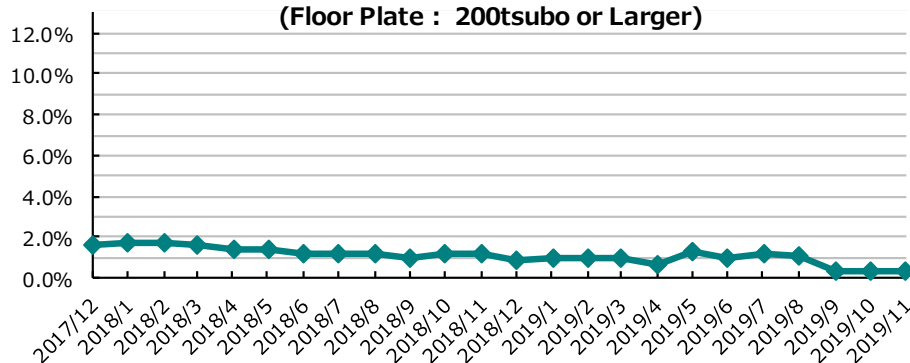
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	25,778	309,333
100~199tsubo	16,500	172,125
50~99tsubo	16,773	126,020
20~49tsubo	14,199	103,342

*Above rent fee are including of maintenance fee.

Chuo Ward



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



1 Kyobashi, Yaesu, Nihonbashi

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	32,905	387,430
100~199tsubo	29,475	338,700
50~99tsubo	22,491	196,359
20~49tsubo	18,330	165,424

2 Ginza

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	31,800	357,100
100~199tsubo	26,470	291,310
50~99tsubo	23,661	227,553
20~49tsubo	21,747	183,334

3 Nihonbashi-Honcho, Nihonbashi-Muromachi, Nihonbashi-Hongokucho

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	26,714	293,571
100~199tsubo	22,875	237,750
50~99tsubo	17,773	195,182
20~49tsubo	17,041	137,182

4 Tsukiji, Shintomi, Kabutocho, Kayabacho, Hatchobori

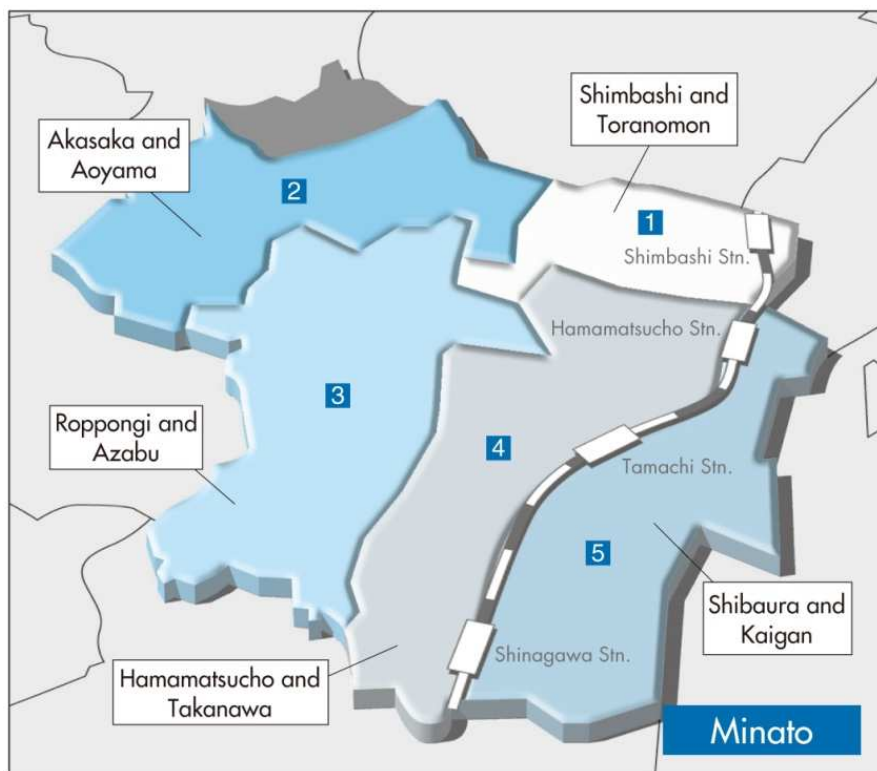
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	24,989	284,889
100~199tsubo	22,455	269,455
50~99tsubo	15,628	134,985
20~49tsubo	14,476	105,538

5 Kobuncho, Ningyocho, Kakigaracho, Hakozaicho, Odenmachi, Kodenmachi, Kachidoki, Harumi, Horidomecho, Higashi-Nihonbashi, Irifune, Shinkawa, Hamacho, etc.

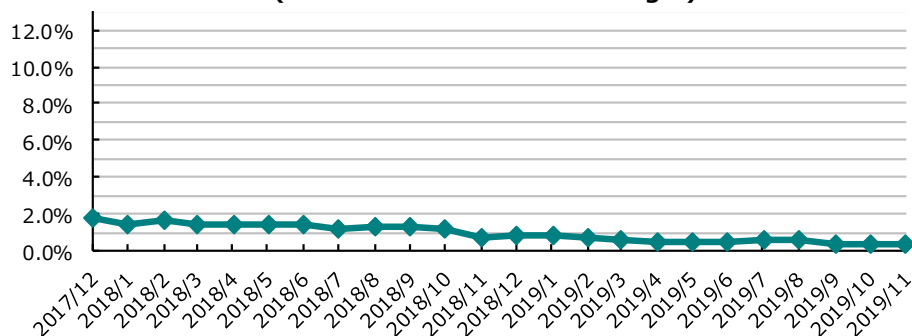
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	20,250	243,000
100~199tsubo	16,275	173,154
50~99tsubo	15,083	130,596
20~49tsubo	12,593	81,552

*Above rent fee are including of maintenance fee.

Minato Ward



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



1 Shimbashi, Higashi-Shimbashi, Nishi-Shimbashi, Toranomom, Atago

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	31,692	377,686
100~199tsubo	24,203	262,568
50~99tsubo	19,199	184,087
20~49tsubo	17,078	137,446

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

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	32,837	380,039
100~199tsubo	24,211	265,252
50~99tsubo	20,996	189,799
20~49tsubo	19,872	151,300

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

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	30,059	360,706
100~199tsubo	22,364	247,482
50~99tsubo	16,907	128,244
20~49tsubo	18,703	117,111

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

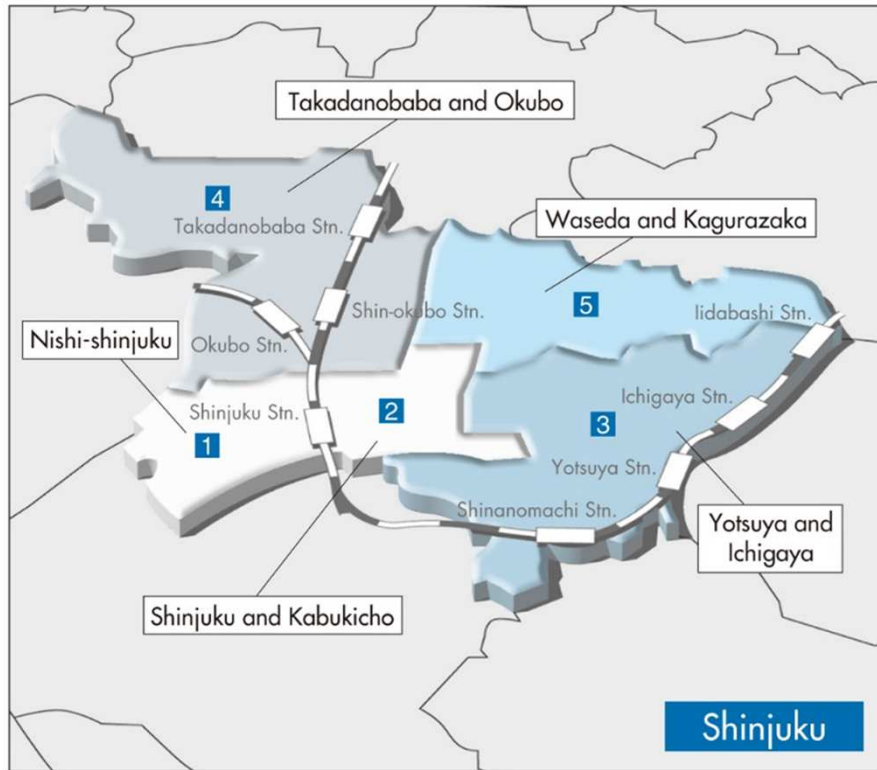
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	26,933	323,200
100~199tsubo	20,519	223,730
50~99tsubo	17,811	159,075
20~49tsubo	14,693	96,140

5 Konan, Daiba, Shibaura, Kaigan

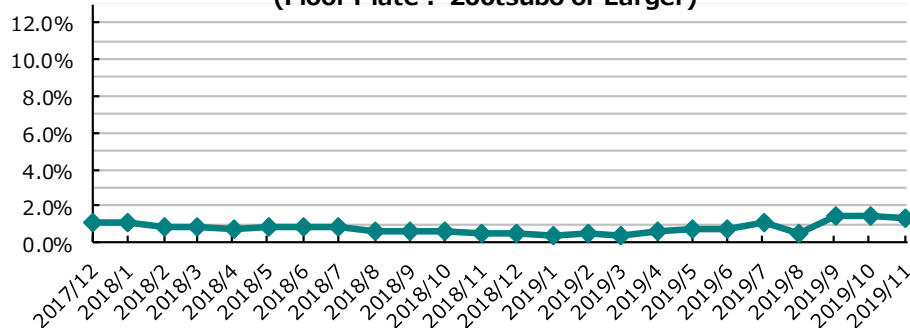
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	25,862	305,545
100~199tsubo	20,778	229,111
50~99tsubo	15,574	128,323
20~49tsubo	13,670	64,610

*Above rent fee are including of maintenance fee.

Shinjuku Ward



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



1 Nishi-Shinjuku

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	28,867	329,560
100~199tsubo	22,422	240,928
50~99tsubo	19,595	176,209
20~49tsubo	19,160	142,859

2 Shinjuku, Kabukicho

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	29,500	354,000
100~199tsubo	18,746	178,512
50~99tsubo	16,062	110,005
20~49tsubo	15,797	98,037

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

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	27,250	309,000
100~199tsubo	19,705	206,150
50~99tsubo	14,293	99,333
20~49tsubo	12,771	68,174

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

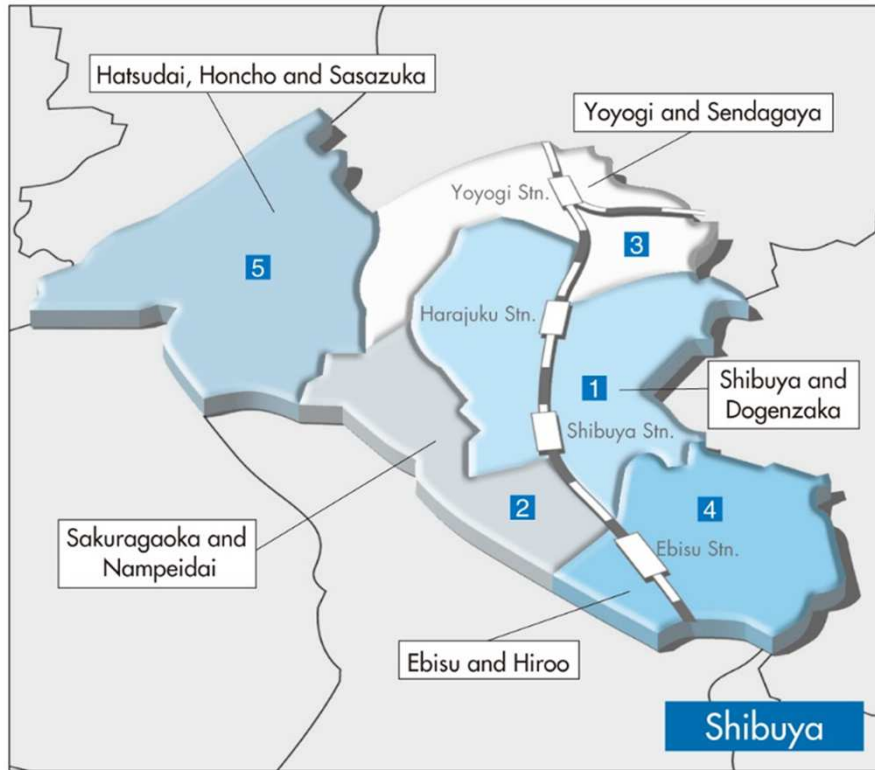
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	21,500	258,000
100~199tsubo	16,458	173,333
50~99tsubo	13,312	71,544
20~49tsubo	12,852	60,407

5 Waseda, Kagurazaka, etc.

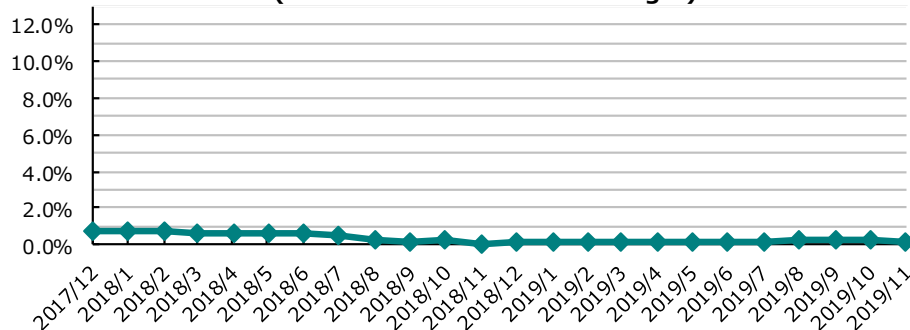
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	25,500	306,000
100~199tsubo	18,625	205,000
50~99tsubo	13,718	92,706
20~49tsubo	11,456	50,593

*Above rent fee are including of maintenance fee.

Shibuya Ward



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



1 Shibuya, Jingumae, Jinnan, Udagawacho, Dogenzaka

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	33,667	384,333
100~199tsubo	30,727	340,182
50~99tsubo	24,829	245,141
20~49tsubo	23,523	170,925

2 Sakuragaokacho, Nanpeidaicho, etc.

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	35,250	422,997
100~199tsubo	30,000	360,000
50~99tsubo	22,631	209,965
20~49tsubo	18,866	118,676

3 Yoyogi, Sendagaya

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	28,500	342,000
100~199tsubo	22,800	238,000
50~99tsubo	19,635	148,179
20~49tsubo	17,185	86,220

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

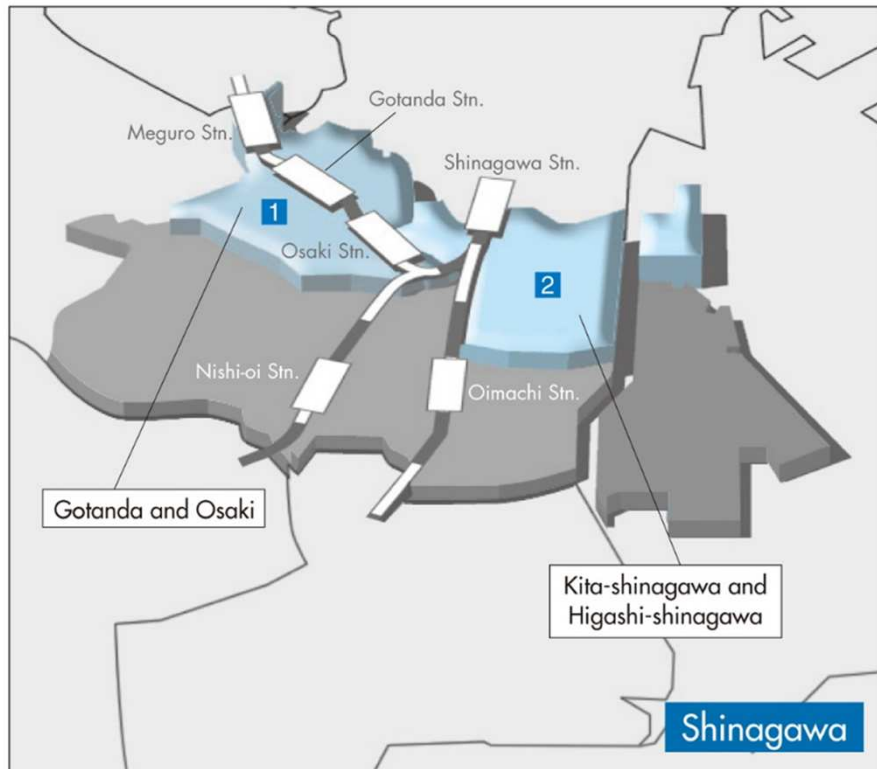
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	33,250	399,000
100~199tsubo	28,948	334,571
50~99tsubo	22,849	207,985
20~49tsubo	18,363	127,279

5 Sasazuka, Hatsudai, Uehara, Motoyoyogi, etc.

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	18,166	173,659
100~199tsubo	15,935	139,603
50~99tsubo	14,963	97,732
20~49tsubo	12,883	59,344

*Above rent fee are including of maintenance fee.

Shinagawa Ward



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

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	25,643	307,714
100~199tsubo	18,657	196,143
50~99tsubo	17,117	143,046
20~49tsubo	13,760	81,319

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

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	18,889	210,999
100~199tsubo	13,833	160,000
50~99tsubo	13,012	92,037
20~49tsubo	11,754	44,100

*Above rent fee are including of maintenance fee.

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

