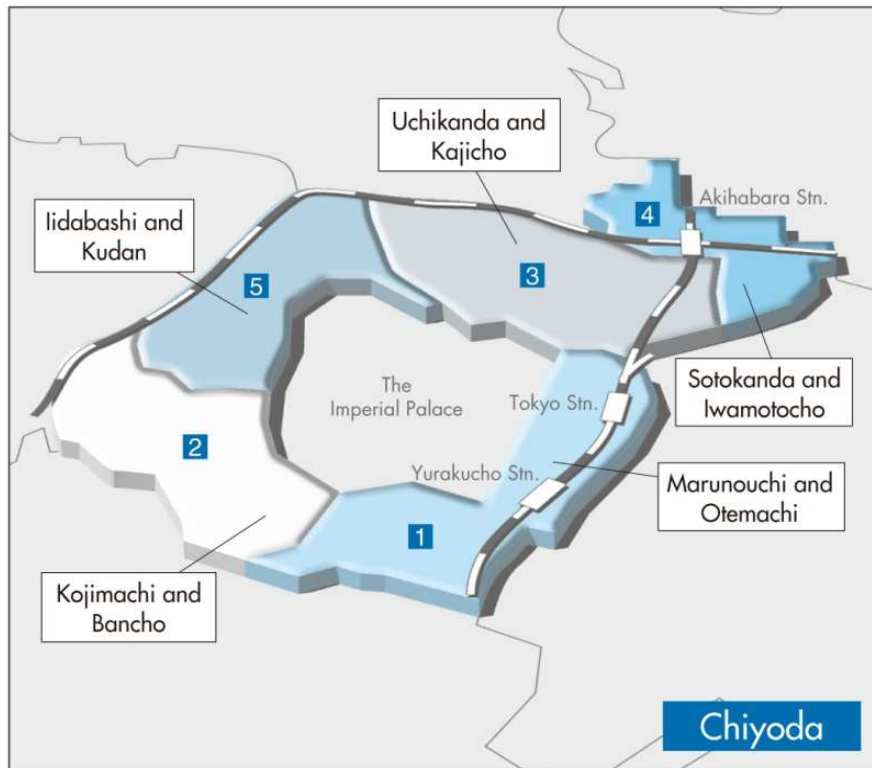
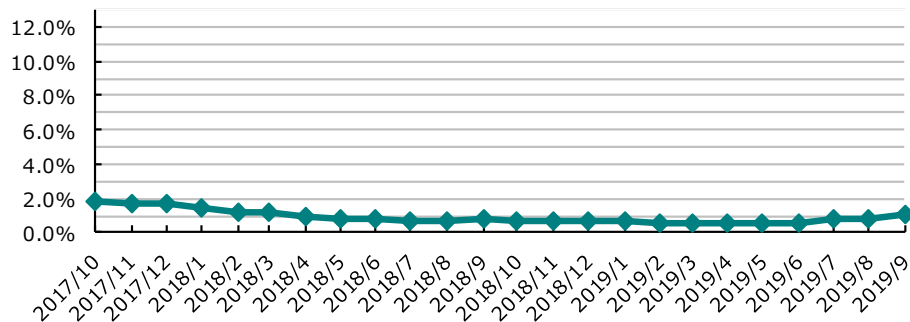


Chiyoda Ward



**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	41,347	494,259
100~199tsubo	33,333	400,000
50~99tsubo	insufficient data	insufficient data
20~49tsubo	23,500	262,000

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

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	26,333	316,000
100~199tsubo	23,152	257,690
50~99tsubo	20,181	181,708
20~49tsubo	15,126	96,283

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	28,278	339,333
100~199tsubo	21,500	241,692
50~99tsubo	17,468	161,578
20~49tsubo	13,833	89,996

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

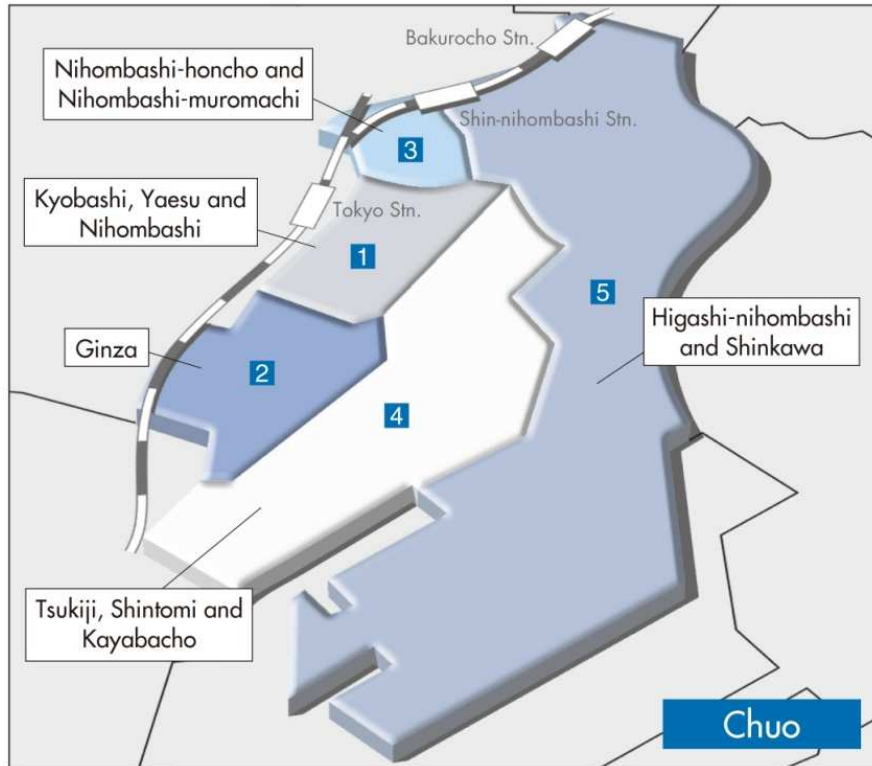
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	28,250	339,000
100~199tsubo	19,950	207,150
50~99tsubo	14,764	120,414
20~49tsubo	13,619	88,271

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

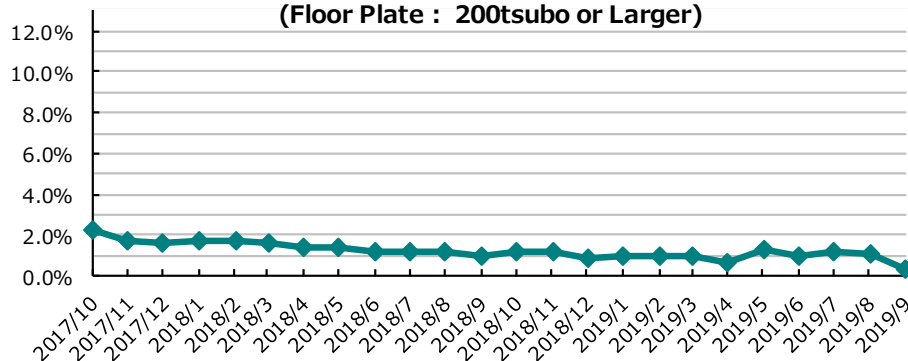
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	24,111	289,333
100~199tsubo	18,750	216,000
50~99tsubo	16,904	140,792
20~49tsubo	14,038	93,432

*Above rent fee are including of maintenance fee. *Insufficient Data' indicates less than 4 buildings was available in the area.

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	33,125	388,750
100~199tsubo	29,083	327,667
50~99tsubo	22,491	194,591
20~49tsubo	18,007	155,684

2 Ginza

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	31,400	352,300
100~199tsubo	26,063	290,304
50~99tsubo	23,063	215,195
20~49tsubo	21,854	180,513

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

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	26,889	297,667
100~199tsubo	23,375	242,750
50~99tsubo	15,750	162,700
20~49tsubo	16,083	124,811

4 Tsukiji, Shintomi, Kabutocho, Kayabacho, Hatchobori

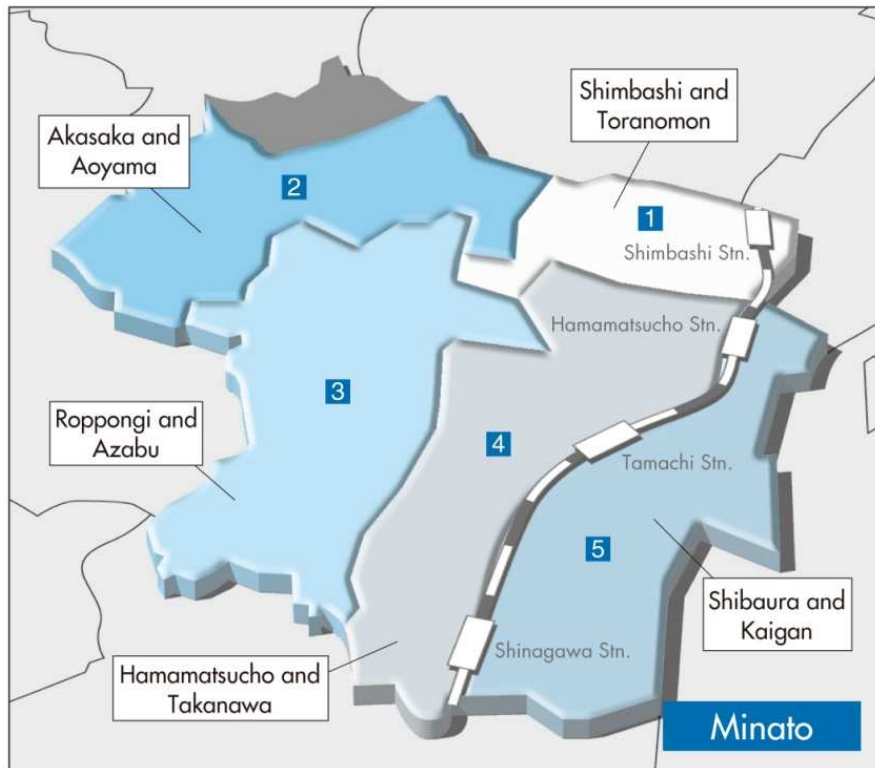
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	24,900	286,545
100~199tsubo	20,867	245,067
50~99tsubo	15,469	133,355
20~49tsubo	14,108	101,323

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

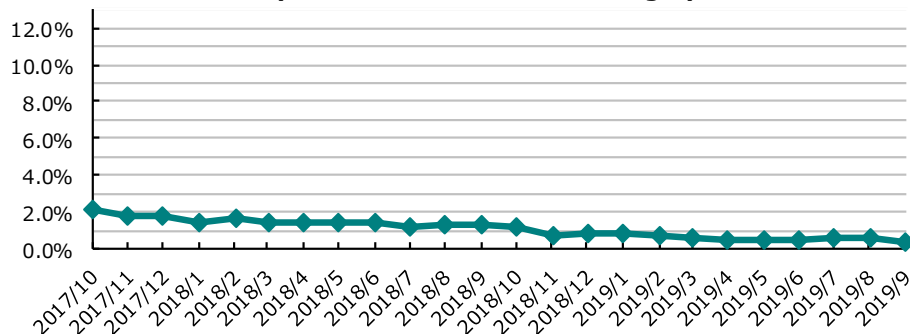
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	18,844	223,250
100~199tsubo	16,347	175,408
50~99tsubo	14,870	132,261
20~49tsubo	12,284	76,920

*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	31,219	373,311
100~199tsubo	24,074	265,002
50~99tsubo	18,947	179,143
20~49tsubo	16,558	128,615

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

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	31,455	357,179
100~199tsubo	23,846	251,743
50~99tsubo	20,161	171,838
20~49tsubo	20,024	151,776

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	31,133	373,600
100~199tsubo	21,721	239,767
50~99tsubo	17,594	136,076
20~49tsubo	18,498	118,104

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

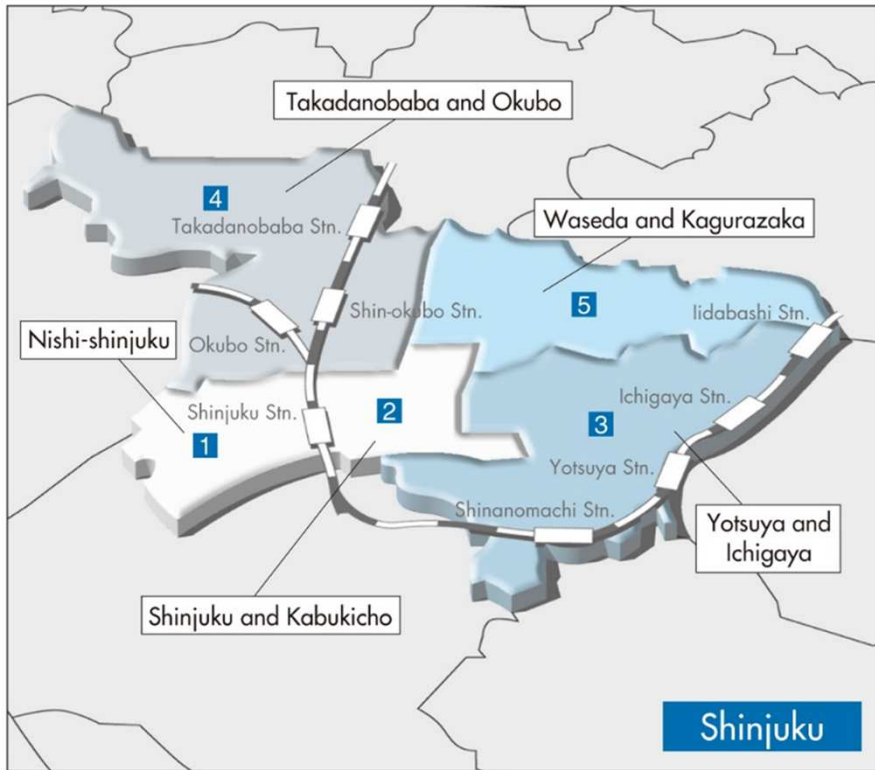
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	26,294	315,529
100~199tsubo	22,136	246,805
50~99tsubo	16,844	145,638
20~49tsubo	14,304	97,581

5 Konan, Daiba, Shibaura, Kaigan

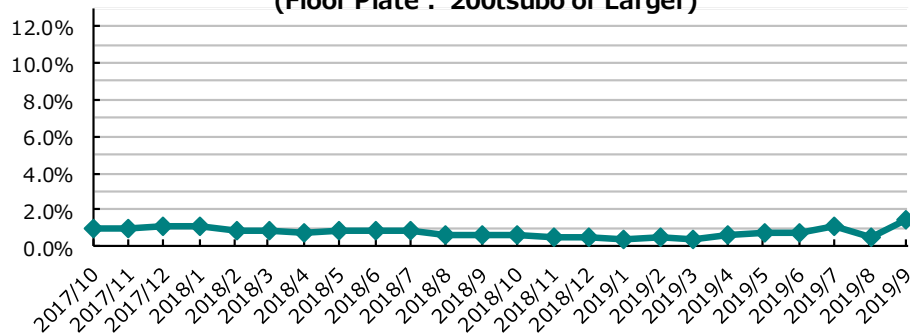
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	26,179	309,171
100~199tsubo	19,750	213,750
50~99tsubo	17,111	141,485
20~49tsubo	13,425	61,678

*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	28,207	327,751
100~199tsubo	23,007	255,514
50~99tsubo	19,944	173,289
20~49tsubo	19,421	151,970

2 Shinjuku, Kabukicho

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	29,500	354,000
100~199tsubo	19,904	193,914
50~99tsubo	16,171	107,125
20~49tsubo	15,570	95,327

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

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	31,000	372,000
100~199tsubo	18,531	184,249
50~99tsubo	14,316	98,486
20~49tsubo	12,729	68,048

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

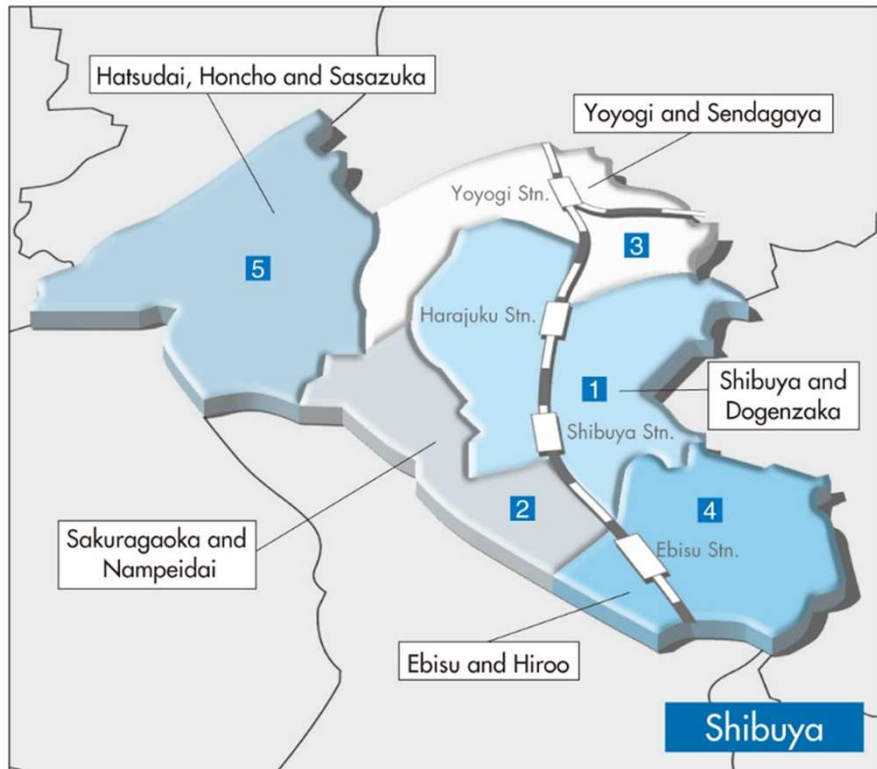
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	20,500	246,000
100~199tsubo	17,166	174,392
50~99tsubo	13,432	81,332
20~49tsubo	12,547	58,174

5 Waseda, Kagurazaka, etc.

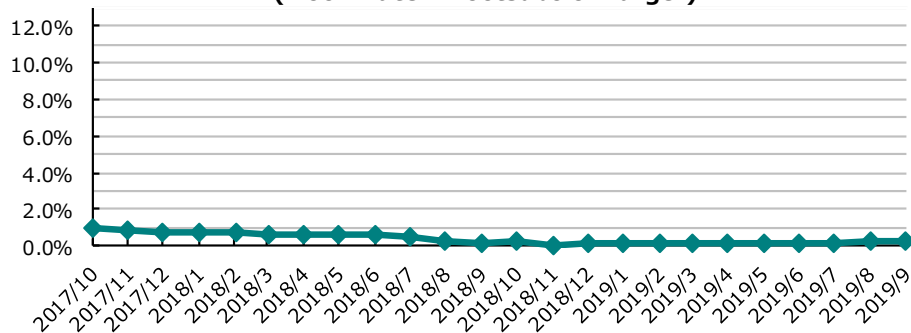
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	25,500	306,000
100~199tsubo	18,333	220,000
50~99tsubo	13,652	85,438
20~49tsubo	11,550	52,995

*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	32,000	363,273
100~199tsubo	30,462	341,385
50~99tsubo	24,718	251,913
20~49tsubo	22,947	165,156

2 Sakuragaokacho, Nanpeidaicho, etc.

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	35,250	422,997
100~199tsubo	29,667	356,000
50~99tsubo	23,176	218,147
20~49tsubo	17,819	127,780

3 Yoyogi, Sendagaya

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	29,000	348,000
100~199tsubo	23,875	267,500
50~99tsubo	19,387	148,510
20~49tsubo	17,523	110,454

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

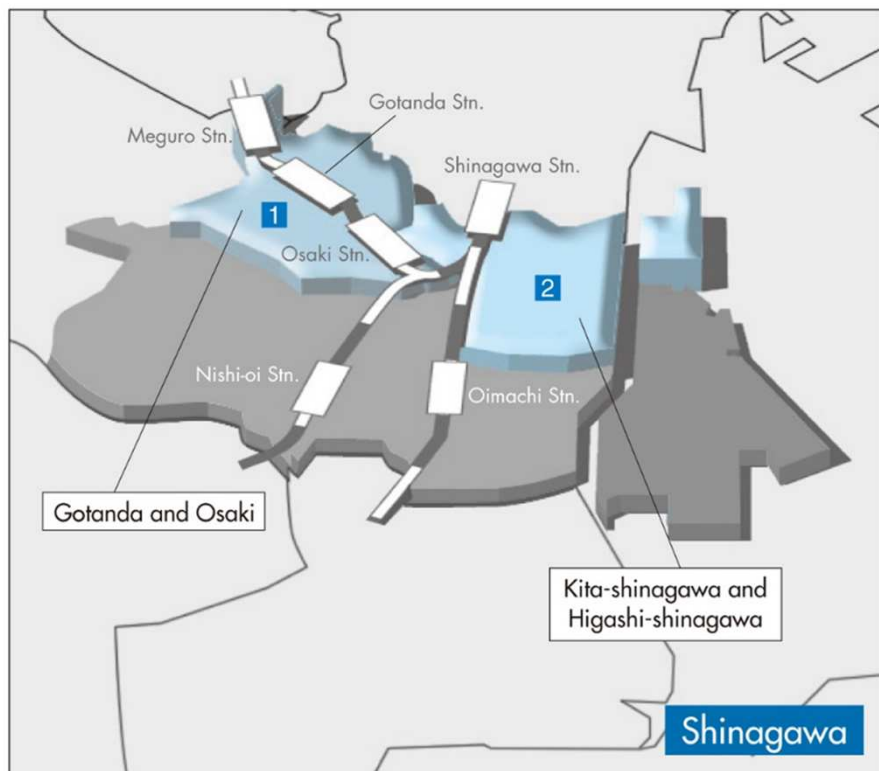
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	35,000	420,000
100~199tsubo	28,091	337,090
50~99tsubo	22,013	203,436
20~49tsubo	18,683	129,695

5 Sasazuka, Hatsudai, Uehara, Motoyoyogi, etc.

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	18,750	182,500
100~199tsubo	16,833	142,000
50~99tsubo	14,184	97,332
20~49tsubo	12,869	55,492

*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	24,923	299,077
100~199tsubo	17,647	193,412
50~99tsubo	16,936	143,387
20~49tsubo	13,598	90,702

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

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	19,176	221,294
100~199tsubo	14,286	166,286
50~99tsubo	13,134	102,778
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)**

