

Office Market Forecast Report

Sendai / 3 Year Forecast

Q4 2023 (Oct - Dec)

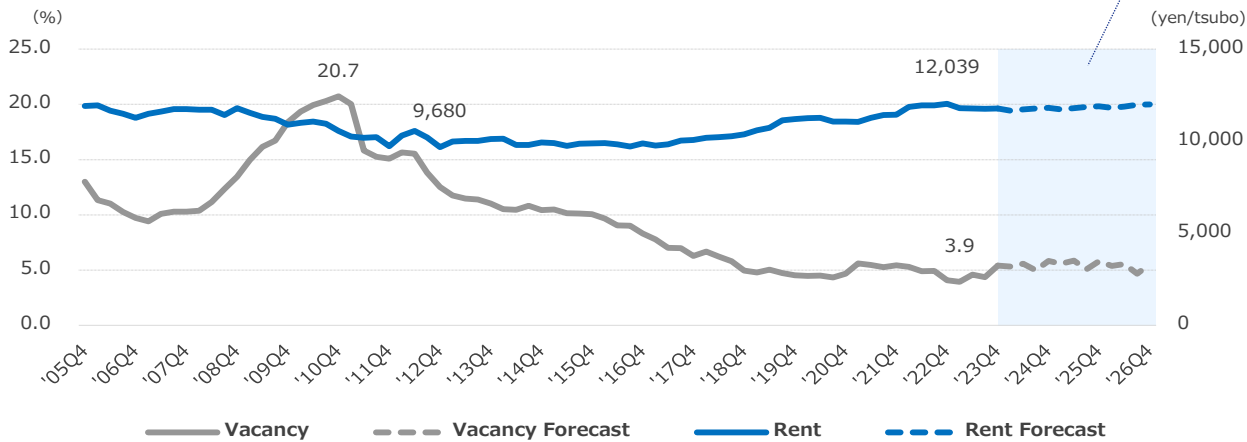
Vacancy

Vacancy rate is expected to remain stable at around 5%.

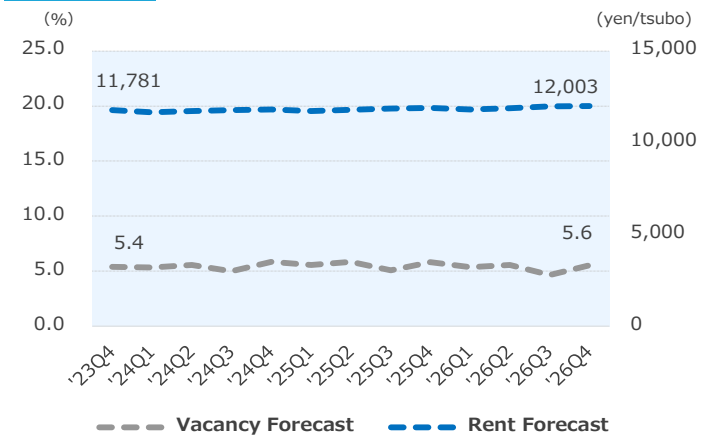
Asking Rent

Asking rent will increase by 1.9% over the next 3 years and remain almost flat.

Vacancy and Asking Rent



Forecast



	→ Forecast														
	'23Q3	'23Q4	'24Q1	'24Q2	'24Q3	'24Q4	'25Q1	'25Q2	'25Q3	'25Q4	'26Q1	'26Q2	'26Q3	'26Q4	
Vacancy (%)	4.4	5.4	5.3	5.6	5.0	5.8	5.6	5.9	5.1	5.8	5.4	5.6	4.7	5.6	
Asking Rent (including CAM* fees, yen/tsubo**)	11,763	11,781	11,666	11,734	11,782	11,818	11,723	11,794	11,867	11,897	11,811	11,882	11,983	12,003	
Asking Rent Q-Q-Q change (%)	-0.2	0.2	-1.0	0.6	0.4	0.3	-0.8	0.6	0.6	0.3	-0.7	0.6	0.9	0.2	
New Supply (tsubo)	1,500	9,500	4,200	100	0	0	0	2,400	0	700	0	0	0	2,200	
Net Absorption (tsubo)	1,600	800	4,400	-1,100	2,700	-4,000	1,300	800	3,700	-2,900	2,100	-900	4,300	-2,100	

*CAM: Common Area Maintenance
 **1 tsubo ≅ 3.3 sq. m. ≅ 35.58 sq. ft.