

Summary of prompt report of Corporations Survey on Land and Corporations Survey on Buildings

1. The number of corporations who own land is 623,000, which is a similar level to 1993. The number of corporations who own buildings is 739,000, which shows a declining trend.

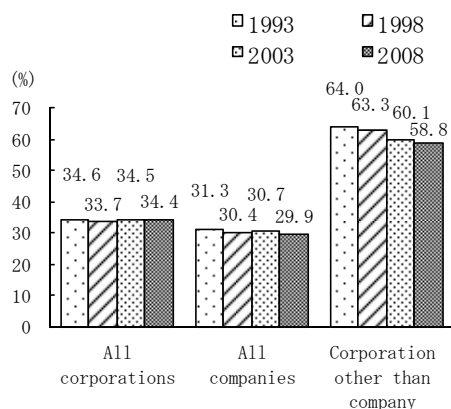
Looking at the corporations' ownership of land as of January 1, 2008, the number of corporations owning land was approximately 623,000, representing 34.4% of the total number of corporations. Compared with the previous Survey of 2003, the number of corporations owning land shows a decrease of 18,000 corporations, as the ownership rate declined by 0.1 percentage points. Though the number of corporations owning land showed an increase until the 2003 Survey, it has taken a slight downturn since then, with an ownership rate around the same level as was evident in 1993.

Furthermore, the number of companies owning land was approximately 455,000, which represents 29.9% of all companies. Compared with the 2003 Survey, the number of companies owning land decreased by 44,000, as the ownership rate declined by 0.8 percentage points.

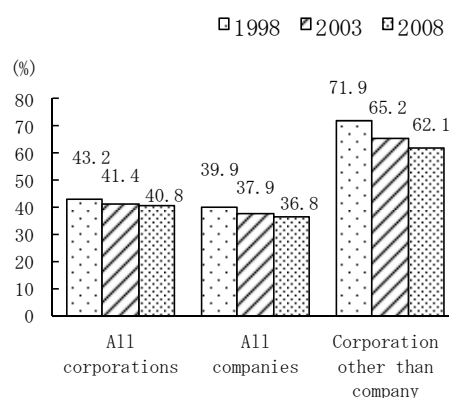
The number of corporations owning buildings was approximately 739,000, representing 40.8% of all corporations. This shows a decrease of 32,000 corporations compared with the 2003 Survey, as the ownership rate declined by 0.6 percentage points. There has been a continual decrease in both the number of corporations owning buildings and the ownership rate since the first survey of 1998.

Furthermore, the number of companies owning buildings was approximately 561,000, accounting for 36.8% of all companies. This shows a decrease of 54,000 companies compared with the 2003 Survey, as the ownership rate declined by 1.1 percentage points.

Ownership rate for land by corporation



Ownership rate for buildings by corporation



Out of a total number of approximately 1,810,000 corporations, the number of stock companies, limited companies, limited or unlimited partnership companies and mutual insurance companies was around 1,530,000 while the number of corporations other than a company amounted to 286,000.

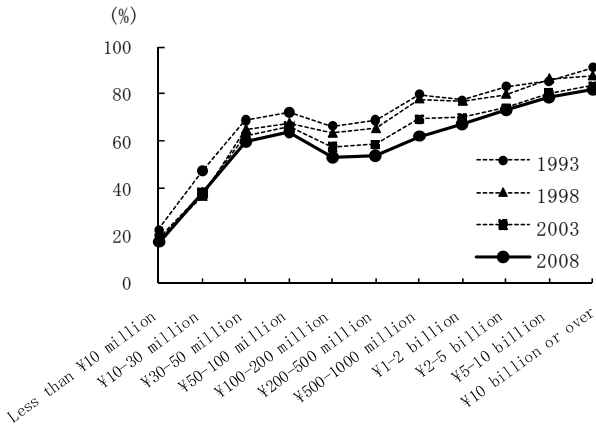
“Corporations other than company” includes the following organizations; social welfare corporation, educational foundation, medical corporation, religious corporation, cooperative and association.

Corporations Survey on Buildings started in 1998.

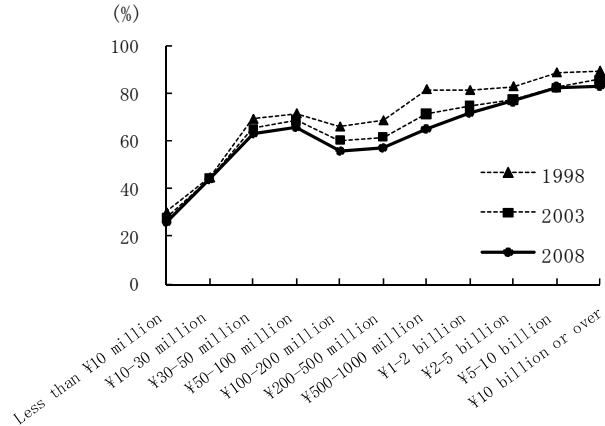
2. The ownership rates for both land and buildings have decreased sharply, especially among corporations with capital of 100-1000 million yen.

Looking at the amount of capital, compared with the 2003 Survey, the land ownership rates have fallen for all the capital amount groups and the ownership rates of buildings have decreased in all of the classes except the 5-10 billion yen group. Above all, both the ownership rates of land and buildings show a relatively sharp decline in the 100–1,000 million yen capital group.

Ownership rate for land by amount of capital



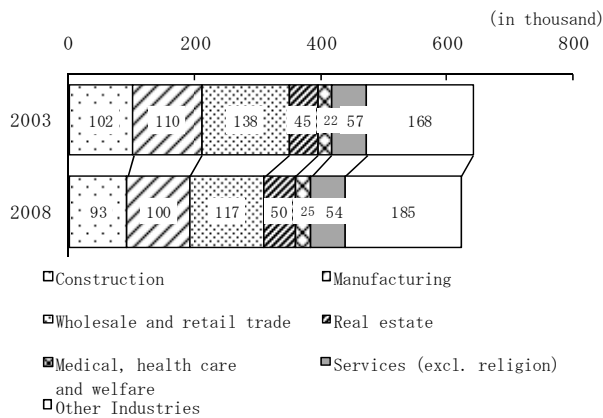
Ownership rate for buildings by amount of capital



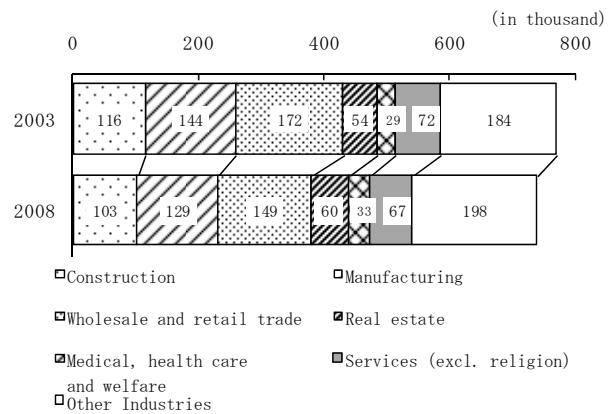
3. The numbers of corporations owning land and buildings increased in the “Real estate” and the “Medical, health care and welfare” industries.

Corporations owning land are most likely to be found in the “Wholesale and retail trade”, “Manufacturing” and “Construction” industries. In addition, compared with the 2003 Survey, there was a relatively large increase in the “Real estate” (by 5,000 and 6,000 for owning land and buildings, respectively) and “Medical, health care and welfare” industries (by 3,000 and 4,000 for owning land and buildings, respectively).

Number of corporations owning land by type of industry



Number of corporations owning buildings by type of industry

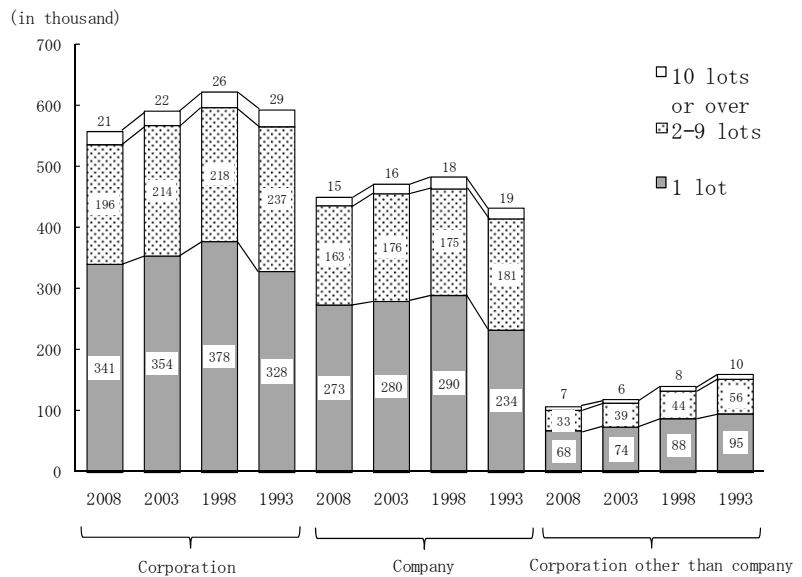


4. The number of corporations who own only one “building site, etc.” has decreased, while the number of corporations who own more than one “building sites, etc.” has increased.

Looking at the Category of land, while the number of corporations who own only one “building site, etc.” reached approximately 328,000, a decrease of 50,000 (13.2%) compared with the 2003 Survey, with an especially noticeable decrease of 56,000 (19.4%) for Stock companies. Though these figures had seen a slight increase at 2003.

On the other hand, the number of corporations who own more than one “building sites, etc.” amounted to approximately 266,000, an increase of 21,000 (8.8%) compared with the 2003 Survey. There was also an increase of 7,000 (3.5%) among Stock companies. These figures have been increasing since the 1993 Survey. <See p.6, “Summary of Results”>

Number of corporations by number of lots of building site, etc.



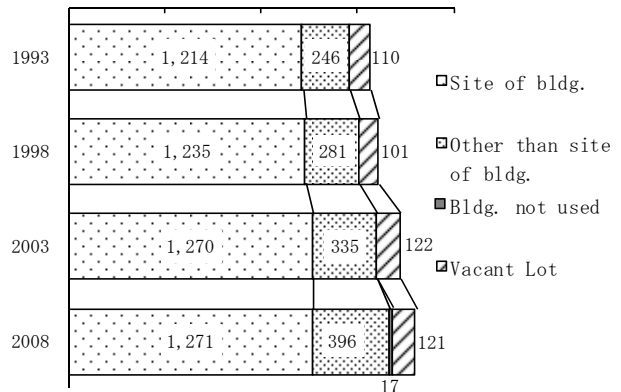
5. The number of lots of “building site, etc.” and buildings have increased by each 1,810,000 and 977,000, respectively. While figures for facilities for employee welfare site have decreased, those for parking, etc. have seen an increase.

The number of lots of “building site, etc.” owned by corporations as of January 1, 2008 was approximately 1,810,000, an increase of 75,000 (4.3%) compared with the figures in the 2003 Survey.

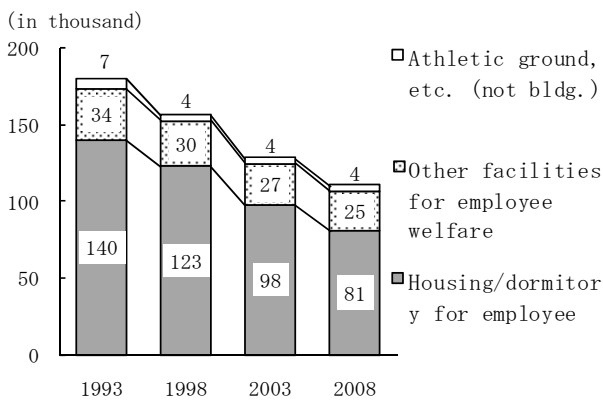
Looking at the purposes (present usage) of “building site, etc.”, the number of lots of “Housing/dormitories for employees” and “Other facilities for employee welfare” has been continually decreasing since 1993. Above all, “Housing/dormitories for employees”, showed a sharp decline, while “Parking lot” have showed a continued increase since 1993.

Meanwhile, “Storage yard” and “Vacant lot” which showed a significant rise in 2003, have fallen slightly.

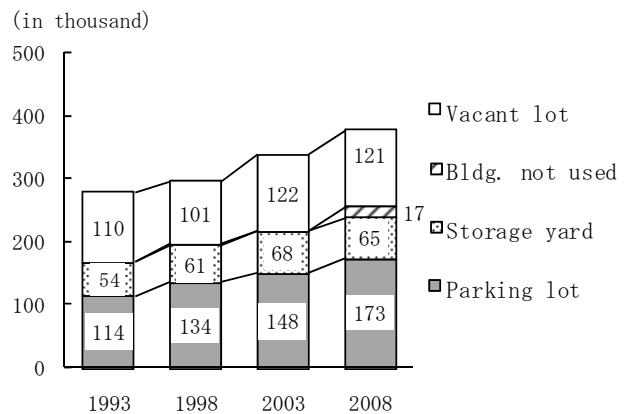
Number of lots by present usage of building site, etc.



Number of lots of facility for employee welfare site



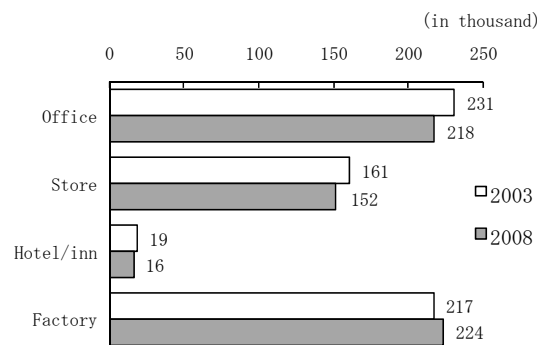
Number of lots of parking, etc.



As of January 1, 2008, the number of buildings (excluding buildings for housing) owned by corporations reached approximately 977,000. Compared with the 2003 Survey, the figure has increased by 16,000 (1.6%).

Looking at the usage of the buildings, (present main usage) there was a fall in the rate for “Office”, and “Store” with a marked decline for “Hotel/inn”, while “Factory” increased.

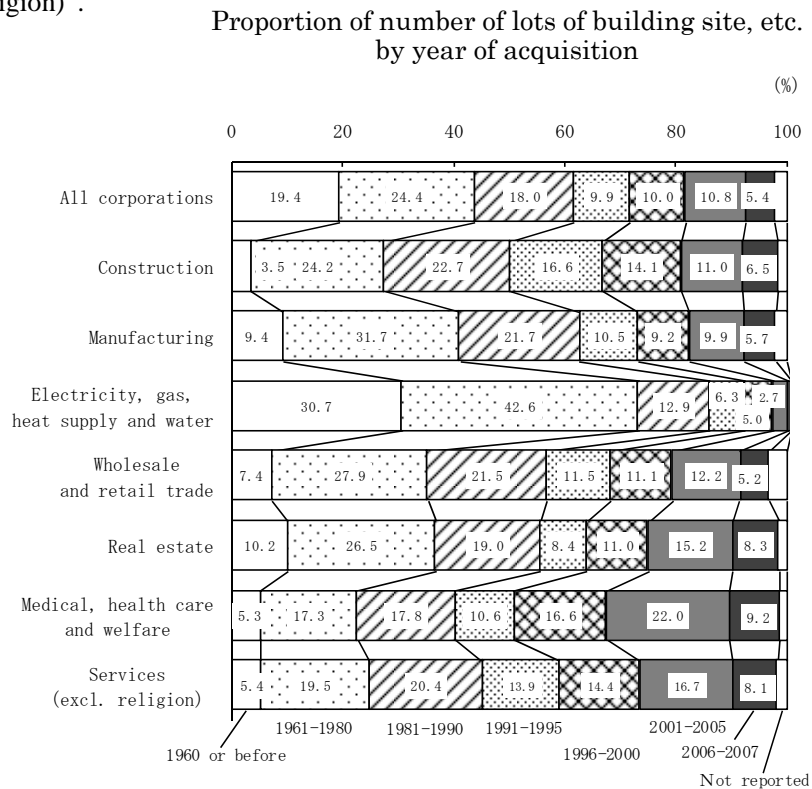
Number of buildings by present main usage



6. More than one third of the land was acquired in 1991 or later. For the “Medical, health care and welfare” industries, a higher percentage of the land has been acquired in 1996 or later.

Looking at the year of acquisition of “building site, etc.”, 36.1% of the land was acquired in 1991 or later, an increase of 7.6 percentage points from 2003.

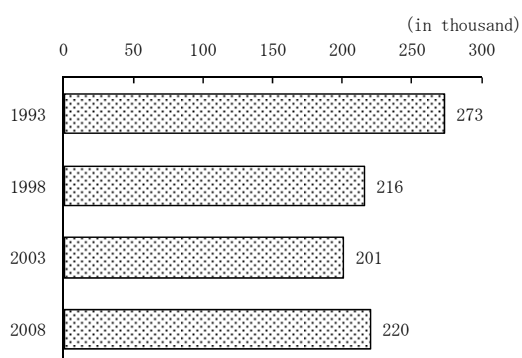
The proportion of the land acquired in 1996 or later, is greater in industries such as “Medical, health care, welfare” and “Services (excluding religion)”.



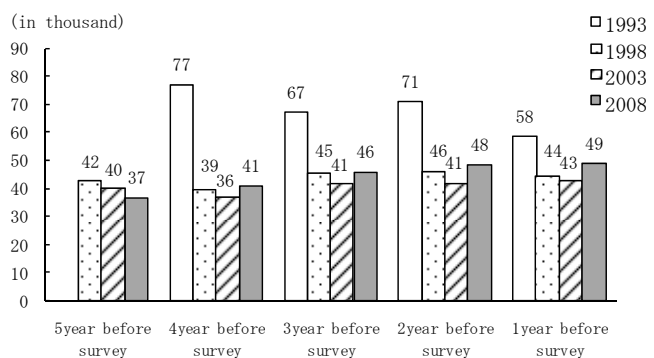
7. The number of lots of building site, etc. acquired during the 5 years preceding the Survey, the figures of the 2008 have exceeded those of the 2003.

Looking at the number of lots of building site, etc. acquired during the 5 years preceding the Survey, the figures of the 2008 Survey have exceeded those of the 2003 Survey. Furthermore, by looking at the number of lots of building site, etc. acquired each year, we can see that all the figures of the 2008 Survey (2004 or later) exceed those of the Survey preceding it.

Number of lots of building site, etc. acquired during the 5 years preceding the Survey



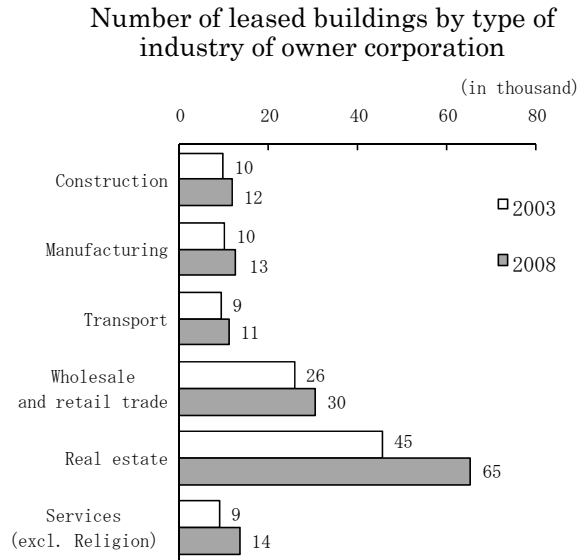
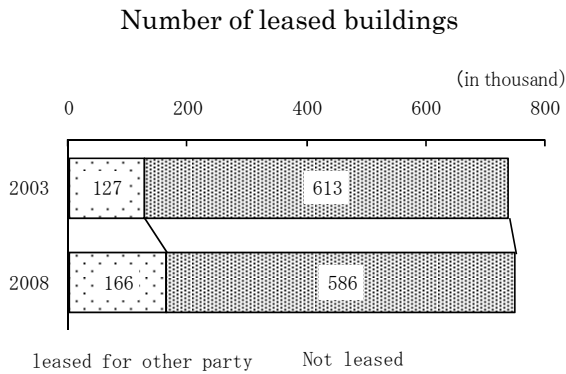
Number of lots of building site, etc. acquired each year during the 5 years preceding the Survey



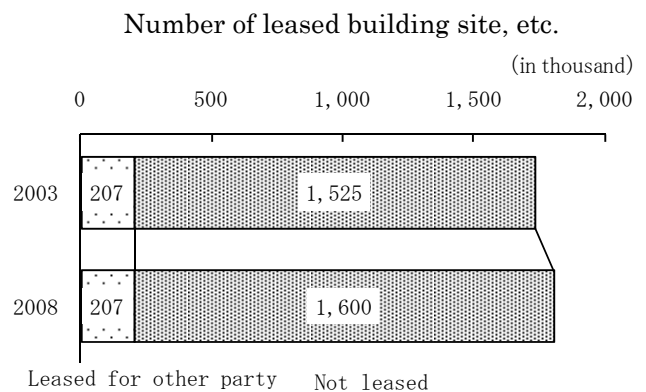
8. 166,000 buildings are leased to other parties. “Real estate” shows a pronounced increase.

Looking at the number of leased buildings (excluding buildings for housing), approximately 166,000 are leased to other parties. This figure shows a large increase of 38,000 (30.2%) compared with the 2003 Survey.

With respect to the number of leased buildings by type of industry of owner corporations, “Real estate” and “Wholesale and retail trade” account for a rather large share, with “Real estate” playing the largest part in both number and increment compared with the 2003 Survey.



On the other hand, the number of lots of building site, etc. that has been leased to other parties totaled around 207,000, a slight downturn compared with the 2003 Survey.

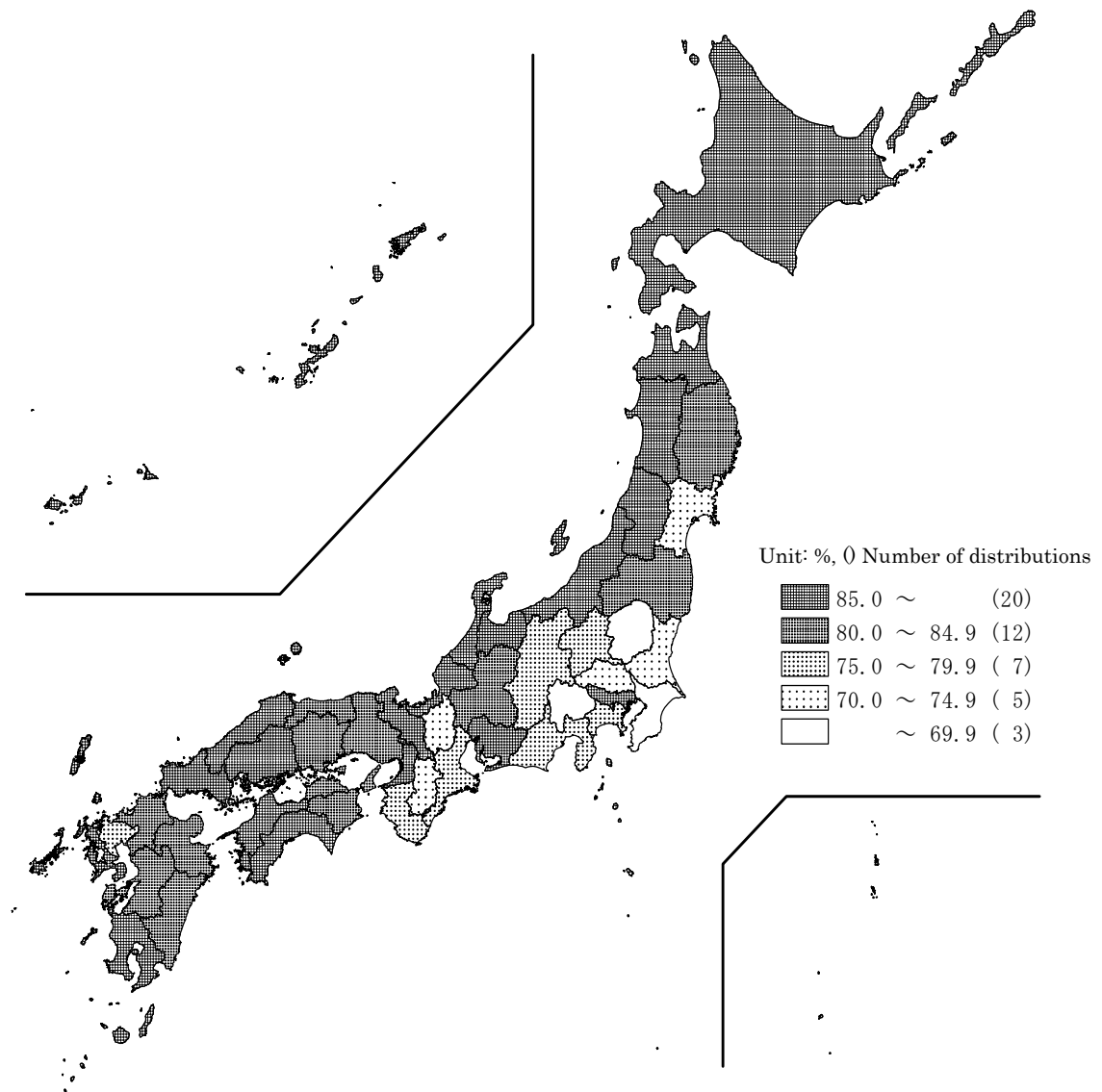


9. There are a lot of corporations whose head office exists in the other district of the land they own around the metropolitan area.

Looking at the relation to location of the head office, the proportion of corporations whose head office exists in the same prefecture of the land they own are high in prefectures such as Ehime (92.2%), Toyama (90.1%) and Yamagata (89.9%) but low in prefectures such as Tochigi (67.0%), Chiba (67.2%) and Yamanashi (69.1%).

Compared with the 2003 Survey, the relative decrease ratio of local corporation is marked in the prefecture of Chugoku area and to the west.

Proportion of corporations whose head office exists in the same prefecture of the land they own



References

The Subject of Corporations Survey on Land and Corporations Survey on Buildings

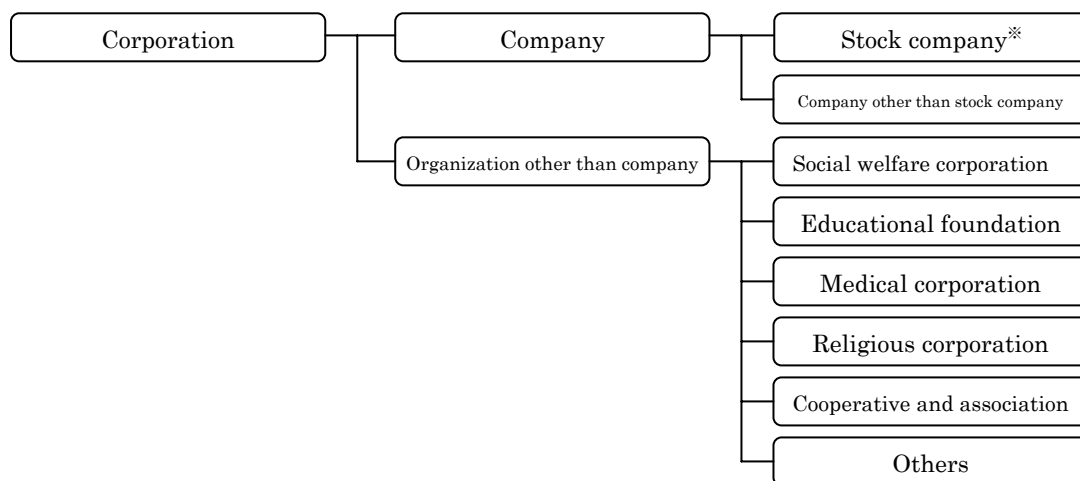
1. Corporation

Corporation other than national and local public corporations (approximately 1,810,000)

* Sampling (approximately 490,000)

All companies with capital funding of at least 100 million yen included among corporations having their head office in Japan

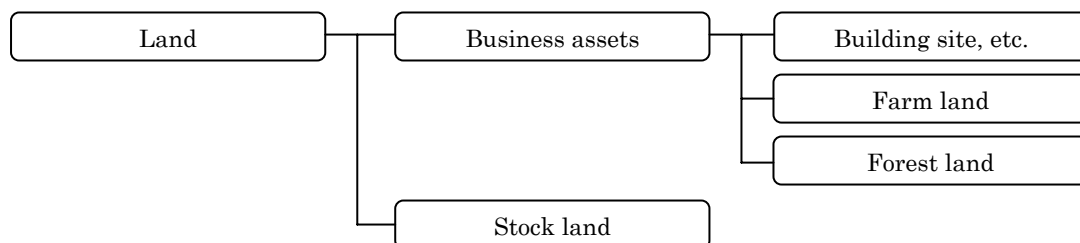
Corporations that have been selected randomly using statistical methods from companies other than above mentioned and corporations other than companies.



※ Includes limited company

2. Land

Land owned by corporation



3. Building

Buildings owned by corporation. But the following buildings are excluded from the compilation:

- Buildings with a total floor space of less than 200m²
- Corporate owned housing or dormitories and rental housing
- Buildings located in farm land or forest land
- Buildings located in stock land
- Buildings located in "land used for power trans-mission and distribution lines, substations and power stations" of the electrical industry, "land used for gas supply facilities" of the gas industry, "land used for telecommunication facilities" of the domestic and international telecommunication industry, "land used for broadcasting facilities (excluding head office and studio ,etc.)" of the broadcasting industry, "land used for railway depots, railway lines, railway forest" of the railway industry and "land for road (including those not in use)"

For factories, the structure of the main buildings (which have the largest total floor space) is surveyed when there are multiple buildings in the site.

Outline of Corporations Survey on Land and Corporations Survey on Buildings

1. Purpose of the survey

The Basic Survey on Land is a survey conducted for the purpose of collecting the statistical data necessary to appropriately and certainly promote effective land use. Conducted once every five years, it is the only survey capable of comprehensively understanding the conditions of land throughout Japan.

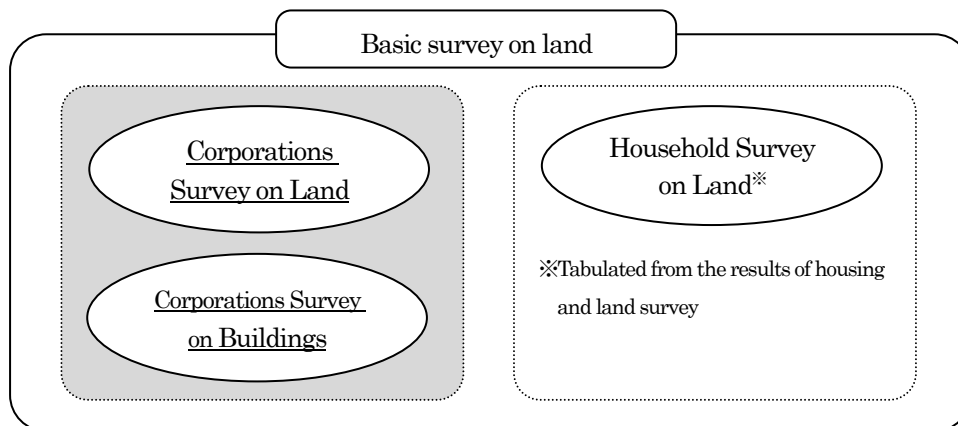
Since 1998, the Corporations Survey on Buildings has been conducted in conjunction with the Corporations Survey on Land, which examines the conditions of ownership and use of corporation buildings.

2. System of the basic survey on land

Basic survey on land constitutes with Corporations Survey on Land, Corporations Survey on buildings and The Household Survey on Land which was tabulated and prepared from the results of the Housing and Land Survey implemented by the Ministry of Internal Affairs and Communications.

Corporations Survey on Land started in 1993 and conducted every five years and this is the fourth.

※Corporations Survey on Buildings started in 1998



3. Survey methods

The Corporations Survey on land and the Corporations Survey on Buildings were conducted for all companies with capital funding of at least 100 million yen included among corporations having their head office in Japan, other than national and local public corporations, plus a total of approximately 490,000 corporations that have been selected randomly using statistical methods from companies with capital funding of less than 100 million yen and corporations other than companies. The Ministry of land, infrastructure and transport sent form of the survey to the corporations covered by the survey by mail.

The survey reference date was January 1, 2008

4. Publication of the results and the schedule

Prompt Report • Corporations Survey on Land • Corporations Survey on Buildings (Tables concerning data such as number of corporations owning land or buildings)	Nov. 2009
Final Report • Corporations Survey on Land • Household Survey on Land • Corporations Survey on Buildings (All tables for each survey)	Apr. 2010 planned release date

On inquiries concerning the basic survey on land

Ministry of Land, Infrastructure and Transport
 Land and Water Bureau, Land Information Division
 2-1-2 Kasumigaseki, Chiyoda-ku, Tokyo, Japan 100-8918
 TEL 03-5253-8111 (extension 30-243)